

Then personally appeared the above named Samuel J. Lussier, Sr. and

Mary E. Simmons ,

and acknowledged the foregoing instrument to be their free act and deed, before me

Joseph G. Jundanian
Notary Public — ~~XXXXXX~~
Joseph G. Jundanian
My Commission Expires October 11, 1974 ~~XXXX~~

Recorded July 31, 1970 at 2h. 4m. P. M.

■ END OF INSTRUMENT ■

I, Alma J. Sammers

of Mendon, Worcester County, Massachusetts,

~~being authorized for consideration and grant to~~

for - - - \$33,000.00, which sum is the amount of the full consideration without deduction for the balance of the mortgage, hereinafter referred to, subject to which this conveyance is made, grant to Agnes M. Lewis of 538 Grove Street, Worcester, Worcester County, Massachusetts

with quitclaim covenants

A certain parcel of land, with the dwelling house, barn and other buildings thereon, situated partly in Mendon and partly in Uxbridge, both of Worcester County, Massachusetts, on the southerly side of the "Old Boston and Hartford Turnpike", containing nine acres and 80 rods, more or less, and is bounded as follows:-

Beginning at the forks of the roads by the dwelling house on the granted premises,

THENCE S. 82 1/4° W., on said turnpike, 28 rods and 3 links to land now or formerly of Walter N. Thompson;

THENCE S. 04° E., 14 rods and 17 links;

THENCE E., 11 links;

THENCE S. 02° W., 14 rods and 14 links;

THENCE N. 85° W., 25 rods and 13 links to a town way leading from said Thompson house past the dwelling house formerly of Jeremiah Wheelock, the last four lines being on a stone wall and on said Thompson land;

THENCE S. 03 1/2° E. by said town way, 14 rods to land of heirs of said Wheelock;

THENCE S. 72 1/2° E., 26 rods;

THENCE S. 20° E., 14 rods to land of Frank H. Wood, now or formerly, the last two lines being on land of said Wheelock heirs;

THENCE easterly by a wall, 12 rods and 19 links;

THENCE N. 01 1/4° E., 48 rods and 12 links;

THENCE easterly on wall to a town way formerly known as the "New Road", the last three lines being on said Frank H. Wood land;

THENCE northerly by and with said "New Road", about 10 rods to the place of beginning.

Excepting therefrom that portion thereof conveyed to Carl Eastman as shown on a plan dated March 29, 1965, drawn by John Robert Andrews, Reg. Land Surveyor, duly recorded with Worcester District Registry of Deeds, Book 4554, Page 63.

Said premises are conveyed subject to the rights of record of the American Telephone and Telegraph Company so far as the same are now in force and applicable.

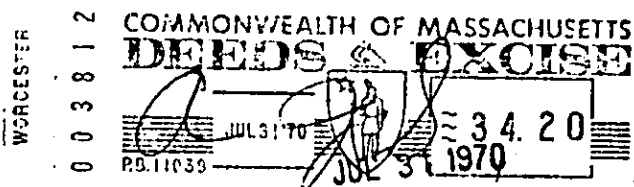
Said premises are subject to a taking by the Town of Uxbridge for the relocation of Hartford Avenue by instrument recorded with said Deeds, Book 2701, Page 17 and taking by the Town of Mendon for the relocation of said Avenue by instrument recorded with said Deeds, Book 2874, Page 449.

Being the same ^{PREMISES} as in

~~Worcester, ss.~~ Deed of Marjorie R. Dana to Ian L. Sammers et ux. dated July 10, 1967, recorded with Worcester District Deeds, Book 4769, Page 381 and Deed of Ian L. Sammers to me dated August 14, 1967, recorded with said Deeds, Book 4780, Page 297.

Said premises are conveyed subject to a mortgage from Ian L. Sammers et ux. to the Benjamin Franklin Savings Bank dated July 10, 1967, recorded with said Deeds, Book 4769, Page 382, on which mortgage there is presently an unpaid balance of principal and interest in the amount of \$ 18,264.98 and which mortgage the grantee hereby assumes and agrees to pay as part consideration for this deed.

Said premises are conveyed subject to the taxes for the current municipal year, which taxes the grantee hereby assumes and agrees to pay as part consideration for this deed.



Witness my hand and seal this thirty-first day of July, 1970

Alma J. Sammers



Commonwealth of Massachusetts

WORCESTER, ss.

July 31, 1970

Then personally appeared the above-named Alma J. Sammers

and acknowledged the foregoing instrument to be her free act and deed, before me,

J. Laurence Doyle
J. LAURENCE DOYLE, Notary Public

My commission expires February 23, 1974

Recorded July 31, 1970 at 2h. 19m. P. M.