

property address: 107 Hartford Avenue East, Mendon, Mass.

We, Edward F. Coolberth and Theresa A. Coolberth, both of Mendon, Worcester County, Massachusetts

being ~~un~~married, for consideration paid, and in full consideration of \$92,500.00

grants to Michael E. Scanlon and Nancy J. Weir, As Joint Tenants of 91 Summer Street, Shrewsbury, Massachusetts with quitclaim covenants

the land in said Mendon, bounded and described as follows: Two certain parcels of land in Mendon with the buildings thereon:

FIRST PARCEL

The land in that part of Mendon, in Worcester County, on the southerly side of Hartford Avenue and bounded and described as follows:

Beginning at the northwest corner of the granted premises at land now or formerly of Ferrucci and of Woleck; thence

North 83° 02' East 96.64 feet; thence North 1° 17' West 297.21 feeth; thence South 84° 03' West 96.64 feet; and thence South 1° 19' East 299.00 feet to the point of beginning.

SECOND PARCEL

The land on the southerly side of Hartford Avenue in Mendon, Worcester County, Massachusetts, bounded and described as follows:

Beginning at a mark on a stone on the southerly side of Hartford Avenue, thence

South 1° 19' East 442.94 feet to a stake; thence North 83° 2' East 96.64 feet to a stake; thence North 1° 17' West 441.36 feet to a stake; thence South 84° 3' West 96.64 feet on the southerly side of Hartford Avenue to the place of beginning.

No new boundaries are created herein with respect to either of the above described parcels.

Being the same and all of the same premises conveyed to the grantors herein by deed of Joseph P. Martini, et ux, dated June 12, 1973, recorded with Worcester Deeds, Book 5358, Page 11.

Witness our hands and seals this 23rd day of January, 1985.

Edward F. Coolberth and Theresa A. Coolberth (signatures)

The Commonwealth of Massachusetts

Worcester ss. January 23, 19 85

Then personally appeared the above named EDWARD F. COOLBERTH and THERESA A. COOLBERTH and acknowledged the foregoing instrument to be their free act and deed, before me

Richard Macidela (signature) Notary Public - Justice of the Peace

My commission expires August 8, 1991

(*Individual - Joint Tenants - Tenants in Common.)

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

WASHINGTON
 JAN 24 1985
 0 3 5 4 2 0
 COMMONWEALTH OF MASSACHUSETTS
DEEDS EXCISE
 JAN 24 1985
 JAN 24 '85
 210.90
 PB 11056
 T.A.C. #17426-117-545
 JAN 24 1985

Recorded JAN 24 1985 at *OHY 2m AM*