

I, WILLIAM F. CROSKERY of Brookline, Norfolk County, Commonwealth of Massachusetts,

For Consideration of \$100.00 Paid

Grant to ELIZABETH M. NOONAN, of Mendon, Worcester County, Commonwealth of Massachusetts

WITH QUITCLAIM COVENANTS

A certain parcel of land together with the buildings thereon, situated on the westerly side of Main Street, sometimes called Providence Street, and the southerly side of Maple Street, in said Mendon, and bounded and described as follows:

BEGINNING at the southeasterly corner of the mortgaged premises at land now or formerly of one Thompson, on the westerly side of said Providence or Main Street; THENCE northwesterly along said Providence Street and along said Maple Street to a Worcester County Highway bound 148.78 feet; THENCE N. 88° 05' W. along said Maple Street, 79.25 feet to a stake on the easterly side of a right of way; THENCE S. 17° 57' E. along said right of way, 169.38 feet to land now or formerly of Austin B. Taft; THENCE N. 62° 35' E. along said Taft land, 92.66 feet to land now or formerly of said Thompson; THENCE N. 61° 55' E. along said Thompson land, 82 feet to the place of beginning.

Said premises are shown on a plan entitled "Plan of Land in Mendon, Mass. owned by Guido Sabatinelli, January, 1950, Scale 1" = 40' Eastman & Corbett C.E.", filed with Worcester District Deeds, Plan Book 169, Plan 113.

Said premises are mortgaged together with a right of way for passing and repassing over a driveway 23.62 feet, more or less, in width, now existing along the westerly boundary line of the mortgaged premises and extending southerly from said Maple Street 169.38 feet to land now or formerly of Austin B. Taft, as shown on said plan.

Subject to the obligations with reference to easement as recited in deed from Austin B. Taft to Harry Kushner, dated December 17, 1945, recorded with said Deeds, Book 2978, Page 517, as follows: "It is understood that the upkeep and care of the aforesaid driveway is to be the joint responsibility of the grantor and grantees, their heirs and assigns."

Subject also to the taking for highway purposes by the Commonwealth of Massachusetts, if any.

Subject also to the fencing condition as recited in deed from Samuel V. Crane to Chester C. Shattuck, dated June 17, 1929, recorded with said Deeds, Book 2497, Page 366, if the same affects the locus. Subject also to pole and wire rights granted Worcester County Electric Company et al, if affecting locus.

For my title, see deed dated June 11, 1979 recorded at Worcester Registry of Deeds, Book 6763, Page 77.

This deed is given pursuant to Option Agreement recorded in Book 6909 Page 240 as amended in Book 7060 Page 202.

Executed as a sealed instrument this 16<sup>TH</sup> day of May, 1984

Witness:

*William F. Croskery*  
William F. Croskery

COMMONWEALTH OF MASSACHUSETTS

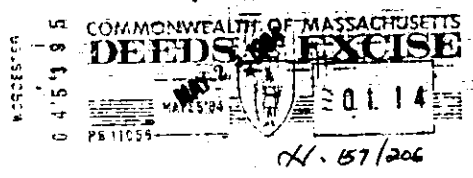
Worcester County, ss

May 16, 1984

Then personally appeared the above named William F. Croskery and acknowledged the foregoing instrument to be her free act and deed, before me

*John J. Grien*  
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, Notary Public

My commission expires: JULY 23, 1989



Recorded MAY 25 1984 at 11:42 AM