

Then personally appeared the above named

Henry C. Walker

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

Ann E. Hennigan
Ann E. Hennigan, Notary Public ~~Justice of the Peace~~
My Commission expires July 8, 1961.

Recorded Oct. 4, 1954 at 11h. 30m. A. M.

■ END OF INSTRUMENT ■

I, Stephen E. Broughey,

of Mendon, Worcester

County, Massachusetts,

~~being married~~, for consideration paid, grant to myself, the said Stephen E. Broughey, and Mary E. Broughey, husband and wife, as tenants by the entirety, both of said Mendon,

with Quitclaim covenants

A certain tract or parcel of land with the buildings thereon situated on the northerly side of Milford Street, being Massachusetts Highway Route 16, in Mendon, Worcester County, Massachusetts, and being more particularly bounded and described as follows, to wit:-

Beginning at the southwesterly corner of the granted premises on the northerly side of said Street at the end of a stone wall and at land of one Thomas, formerly of one Harrington, thence northerly by said last-mentioned land as the wall now stands 120 feet to a bound; thence continuing the same course by last-mentioned land and the wall to land now or formerly of one Harrington; thence northeasterly by last-mentioned land to the southwesterly side of the old Eight Rod Road; thence southeasterly by the southwesterly side of said Road to a drill hole on the wall 117.16 feet from a drill hole on a wall in the northwesterly line of said Milford Street; thence S. 13°29'W. 240.29 feet to a stake; thence S. 71°12'E. 141.34 feet to a stake in the northwesterly line of said Milford Street; thence S. 17°00'W. by the northwesterly line of said Milford Street 118.54 feet to a Massachusetts highway bound; thence S. 36°12'00" W. to the point of beginning, the last course bounding by the northwesterly line of said Street, and being true north.

Said premises are conveyed together with and subject to any rights of way or other easements of record.

For title reference may be had to Deed of Lydia A. Sweet to Mary A. Broughey dated April 1, 1891, recorded with said Deeds, Book 1347, Page 347.

A portion of said premises are conveyed subject to a Mortgage from Stephen E. Broughey to the Milford Federal Savings and Loan Association dated September 17, 1954, recorded with Worcester District Deeds on September 20, 1954, as Instrument No. 28398.

(Consideration being less than \$100.00, no Documentary Revenue Stamps are hereto affixed.)

There is excepted from the granted premises that portion thereof conveyed by this grantor to Charles A. Gaffney et ux., by Deed dated July 31, 1954, recorded with said Deeds, Book 3615, Page 331.