

We, Richard H.P.Kell and Patricia A. Kell, husband and wife, both

of Mendon, Worcester County, Massachusetts,

~~for consideration and in full consideration of~~

grants to Marie V. Krumbholz

of 77 West Street, Milford, Worcester County, with quitclaim covenants

the land in said Mendon with the buildings thereon situated on the north-westerly side of the State Road leading from Hopedale to Mendon, and bounded and described as [Description and encumbrances, if any] follows:

Beginning at the most easterly corner of the premises on said State Road, at land now or formerly of John J. Harrington; thence

SOUTHWESTERLY by said State Road, one hundred twenty (120) feet to a point at other land now or formerly of said Harrington; thence

NORTHWESTERLY by land now or formerly of said Harrington, two hundred (200) feet to a point; thence

NORTHEASTERLY by other land now or formerly of said Harrington, one hundred twenty (120) feet to a point; thence

SOUTHEASTERLY by other land of said Harrington, two hundred (200) feet to the point of beginning.

Being the land marked "Bracci" on Plan filed in Plan Book 49, Plan 34, excepting that portion taken by the Commonwealth of Massachusetts recorded with Worcester District Deeds, December 27, 1949, Book 3230, Page 238 and later deeded to the Commonwealth by deed dated November 6, 1950, and recorded with said District Deeds, Book 3303, Page 415.

Subject to the restriction that a store or gasoline station shall not be erected on said premises as set forth in a deed from John J. Harrington to Millard Bracci dated May 2, 1925 and recorded with said District Deeds, Book 2407, Page 477, if still in force, and subject to any rights of the New England Power Construction Company acquired by deed dated May 1, 1929 and recorded with said District Deeds, Book 2496, Page 5, if any such rights now exist.

Being all and the same premises conveyed to us by Deed of General Motors Corporation, dated August 7, 1967 and recorded with Worcester District Registry of Deeds, Book 4804, Page 80.

Witness our hands and seals this 5th day of December 1972.

x Richard H. P. Kell

x Patricia A. Kell

The Commonwealth of Massachusetts

Worcester

ss.

December 5, 1972

Then personally appeared the above named Richard H. P. Kell and Patricia A. Kell and acknowledged the foregoing instrument to be their free act and deed, before me

Louis J. Noferi, Notary Public

My commission expires August 23, 1974.

(\*Individual—Joint Tenants—Tenants in Common—Tenants by the Entirety.)

The consideration for this conveyance is less than \$100.00, no revenue stamps have therefore been attached.