

I, Marie V. Krumbholz

of Milford, Worcester County, Massachusetts,

being unmarried, for consideration paid, and in full consideration of less than \$100.00

grants to Richard H. P. Kell and Patricia A. Kell, husband and wife, as tenants by the entirety, both of Milford Street, Mendon, 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 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 me by Deed of Richard H.P. Kell, et ux, dated

MILFORD STREET, MENDON

Witness my hand and seal this 6th day of December 1972.

Marie V. Krumbholz

The Commonwealth of Massachusetts

Worcester ss. December 6, 1972

Then personally appeared the above named Marie V. Krumbholz and acknowledged the foregoing instrument to be her deed 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.)

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 and 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.

Recorded JUN 11 1982 at 9h44m AM