

Mail to: Carol Howarth
68 Milford St
Mendon, MA 01756
③

BOOK 19193 PAGE 357

102974

Handwritten initials

WE, GEORGE B. HOWARTH AND CAROL A. HOWARTH, HUSBAND AND WIFE

of 15 Calypso Cay, Vero Beach
County of Indian River, Florida 32966

grants to GEORGE B. HOWARTH AND/OR CAROL A. HOWARTH, CO-TRUSTEES, TO THE HOWARTH FAMILY TRUST, UNDER A DECLARATION OF TRUST DATED FEBRUARY 19, 1997 RECORDED HEREWITH AS INSTRUMENT NUMBER 102972

of 15 Calypso Cay, Vero Beach
County of Indian River, Florida 32966

in consideration of LESS THAN ONE HUNDRED AND 00/100
(\$100.00) -----DOLLARS

WITH QUITCLAIM COVENANTS

The land in said Mendon, situated on the northerly side of Massachusetts State Highway, Route 16, and being the same and all the same premises described in a deed from Lydia A. Sweet to Mary A. Broughey dated April 1, 1891, recorded in Worcester District Registry of Deeds, Book 1347, page 347, bounded and described in said Deed as follows:

"A certain parcel of land situated near the easterly boundary line of said Mendon and within said Mendon, containing seven acres more or less, with a dwelling house thereon and bounded as follows, viz: Beginning at the southeasterly corner of the premises, at the intersection of the westerly line of the old Eight-rod road, so called, with the road leading from Milford to Mendon Village, thence bounding on the said Eight-rod with a wall to the corner of a wall at land formerly of William H. Aldrich, thence bounding on said Aldrich land with a wall to corner of wall at land of Otis Nelson, thence southerly with a wall bounding on said Nelson's land to corner of wall at said road from Milford to Mendon Village thence easterly with said road last named to the point of beginning."

Subject to Taking for highway purposes as recited in instrument dated December 20, 1949, recorded in Book 3230, Page 238 and confirmed by deed recorded in Book 3308, Pages 416 and 417 also subject to Taking for highway purposes as recited in instrument dated July 5, 1922, recorded in Book 2274, Page 366.

Excepting from the above described premises those portions thereby described in the following deeds:

1. Deed of Mary A. Broughey to Pietro Pagani et ux. dated December 7, 1920, recorded with Worcester District Registry of Deeds, Book 2274, Page 457.
2. Deed of Mary A. Broughey to Filomena Pagani dated October 11, 1924, recorded with said Deeds Book 2350, Page 376.

PROPERTY ADDRESS: 68 MILFORD STREET, MENDON, MASSACHUSETTS 01756

RECORDED 9 AM SEP 25 1997

- 3. Deed of Stephen E. Broughey et ux. to Charles A. Gaffney et ux. dated July 31, 1954, recorded with said Deeds, Book 3615, Page 331.
- 4. Deed of Stephen E. Broughey et ux. to George B. Howarth et ux. dated March 19, 1959, recorded with said Deeds, Book 4011, Page 502.

For title see Estate of Stephen E. Broughey, Worcester County Probate Court Case #269043. Deeds recorded with said Deeds, Book 6587, 152; Book 6587, Page 154; Book 6587, Page 156; and Book 6587, Page 158.

Executed as a sealed instrument this 22nd day of September, 1997

George B. Howarth
 GEORGE B. HOWARTH

Carol A. Howarth
 CAROL A. HOWARTH

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

September 22, 1997

Then personally appeared the above named Carol Ann Howarth and acknowledged the foregoing instrument to be her free act and deed, before me,

Angelo J. Roberti
 Angelo J. Roberti, Notary Public
 My commission expires: June 16, 2000

ATTEST: WORC. Anthony J. Vigilotti, Register