

We, GREGORY H. GUILD and IRENE L. GUILD, husband and wife, as tenants by the entirety, both
of Tacoma, Washington ~~County, Massachusetts~~

in consideration of eighteen thousand five hundred and 00/100 (\$18,500.00) dollars

^{R.}
grant to STANLEY GRAZULIS and KAREN A. GRAZULIS, husband and wife, as tenants by the entirety, both

of 16A Kinsley Lane
Mendon, Massachusetts

with quitclaim covenants

the land in Mendon, Worcester County, Massachusetts, southerly of Lake Nipmuc and easterly of Kinsley Lane, bounded and described as follows:

BEGINNING at the northerly corner of the granted premises at a drill hole in a ledge, the same being at a point on the southwesterly boundary of a private way leading southeasterly from said Lake and at the southeasterly corner of land of one Herbert M. Wood;

THENCE with last-named land, S. 30° 30' W., eighty feet (80.00') to a drill hole in a ledge at other land now or formerly of Ralph J. Falardeau et ux;

THENCE with last-named land, S. 31° 04' E. thirty-five and three one-hundredths feet (35.03') to a drill hole in a ledge;

THENCE with same land, S. 20° 05' E., one hundred thirty and twenty-five one-hundredths feet (130.25') to a drill hole in a ledge at the northwesterly boundary of a private way;

THENCE with said boundary of last-named private way, N. 34° 01' E. one hundred twenty and fifty-one one-hundredths feet (120.51') to a concrete bound at the intersection of said last-named way with the first said way;

THENCE with first said way, N. 32° 57' W., sixty-one and twenty one-hundredths feet (61.20') to a concrete bound;

THENCE with same way, N. 38° 52' W., ninety and twenty-eight one-hundredths feet (90.28') to the place of beginning.

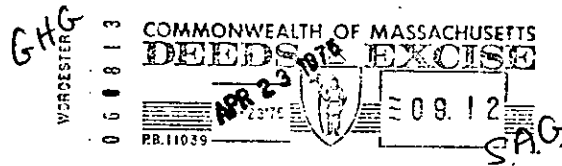
Subject to rights granted to Leon E. Lemon to forever use said Kinsley Lane and the private ways leading therefrom to the private way first above-mentioned, for all proper purposes and in the same manner as a public way; also the right, privilege or easement to lay and forever maintain in the said first above-mentioned private way suitable pipes for conveying water to the above described premises, said pipes to be constructed and maintained at the expense of the grantee and in a manner not to unreasonably interfere with the use of said private way for travel.

Said premises are conveyed together with the rights and subject to the conditions and restrictions as set forth in instrument recorded with said Deeds, Book 2705, Page 330.

Said premises are conveyed subject to the pole and wire rights conveyed to Worcester Suburban Electric Company by instrument dated July 6, 1934 recorded with said Deeds, Book 2643, Page 186 if it affects the locus and also subject to the pole and wire rights conveyed to the New England Telephone and Telegraph Company et al by instrument recorded with said Deeds, Book 3071, Page 105 insofar as the same may affect the locus.

Meaning and intending to convey the same premises conveyed to us by deed of Ralph J. Falardeau et ux dated October 15, 1973 recorded with said Deeds in Book 5396, Page 447.

Said premises are conveyed subject to a mortgage with the Milford Federal Savings and Loan Association having a present principal balance of \$14,556.14, which amount the grantees hereby assume and agree to pay.



Executed as a sealed instrument this 23rd day of April, 1976

Gregory H. Guild
Irene L. Guild

The Commonwealth of Massachusetts

Middlesex, ss. April 23, 1976

Then personally appeared the above named Gregory H. Guild and Irene L. Guild

and acknowledged the foregoing instrument to be their free act and deed,

Before me, Melvin S. Warshaw
 Melvin S. Warshaw, Notary Public — Justice of the Peace
 My commission expires June 19, 1981

Recorded APR 23 1976 at 11 h. 17 m. A.M.