

I now all men in these presents

that we, Annie V. Congdon, of Hopedale, being married, Charles J. Phillips, of Milford, being married, Frank R. Phillips and Bertha E. Phillips, both of Mendon, being unmarried, and all within the County of Worcester and Commonwealth of Massachusetts, in consideration of value received,

paid by Frank R. Boyer and Belle S. Boyer, husband and wife, both of said Milford, as joint tenants,

the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Frank R. Boyer and Belle S. Boyer, as joint tenants,

certain premises, being all the same premises described in deed of Charles T. and E. L. Norcross to George W. Worthen, dated September 21, 1887, recorded with Worcester District Deeds, book 1285, page 478, and bounded and described therein as follows, to wit:-

"A certain parcel of land with all buildings thereon standing, situated in said Mendon on the westerly side of the road leading from the South Milford Post Office (so-called) to Woonsocket Falls by the house of the late Simon P. Bicknell, containing twelve acres more or less, bounded as follows, viz: Northerly by land of John Hayward; Easterly by said road; southerly by land formerly of Benjamin Bates; and Westerly by land of the aforesaid Benj. Bates and land formerly of Johnson Parkman. Being the same and all the same premises described in a deed from Abraham Hixon to William H. and Mary Sherin, dated March 31st, A. D. 1868, and recorded with Worcester County Deeds, Book 762, Page 466."

Also being all the same premises described in deed of George W. Worthen to Orinda Phillips, dated June 16, 1900, recorded with said Worcester District Deeds, book 1649, page 499.

Excepting therefrom that part taken in the relocation of the highway by the Commonwealth of Massachusetts, May 5, 1931, said taking being recorded with Worcester District Deeds, book 2542, page 288, and conveyed by Orinda Phillips to said Commonwealth of Massachusetts, by deed dated November 6, 1931, recorded with said Worcester District Deeds, book 2554, page 484, and bounded and described in said deed as follows, to wit:-

"The land in Mendon, Worcester County, Massachusetts and being Parcel No. 7 on a Plan entitled "The Commonwealth of Massachusetts Plan on road in the town of Mendon, Worcester County, laid out as a State Highway by the Department of Public Works, May 5, 1931. Scale: 40 feet to the inch, A. W. Dean, Chief Engineer" on file in the office of the Department of Public Works and bounded and described as follows: a parcel of land on the Westerly side of Bates Street, so-called, between Stations 6-31 and 10-77- bounded as follows: Westerly by the westerly location line of the 1931 State Highway alteration for about 445 feet; Northerly by the Southerly boundary of land of Frank R. Phillips for about 1.5 feet; Easterly by the Westerly location line of 1918 State Highway layout for about 445 feet; and Southerly by the northerly boundary of land of Annie A. Jackson for about 10 feet; containing about 1600 square feet."

The granted premises are conveyed subject to the taxes for the municipal year of 1944, which the grantees assume and agree to pay.

To have and to hold the granted premises, with all the privileges and appurtenances

thereto belonging, to the said Frank R. Boyer and Belle S. Boyer, as joint tenants,

and their heirs and assigns, to their own use and behoof forever.

Witness my hand and seal of office this 10th day of June, 1944.

Notary Public for the County of Worcester, Massachusetts.