

Worcester

ss.

September 12, 1955

139

Then personally appeared the above named

Joseph B. Burns and Carol G. Burns

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

Joseph E. McGuire Notary Public - Justice of the Peace

My Commission expires Sept 26, 1958

Recorded Sept. 12, 1955 at 4h. 58m. P. M.

END OF INSTRUMENT

Dis of Roy K... \$ 22506 2256

We, Samuel H. Perron and Rose Perron, husband and wife, both

of Mendon, Worcester

County, Massachusetts,

for consideration paid, grant to Philip N. Smith and Shirley A. Smith, husband and wife, as tenants by the entirety, both of Worcester, Worcester County,

with Quitclaim covenants

A certain tract or parcel of land situated on the easterly side of Massachusetts State Highway Route 140 in said Mendon being shown on Plan entitled Plan of Land Belonging to Samuel H. & Rose Perron, Mendon, Mass., Scale 1" - 30 feet, G. L. Dalrymple, July 2, 1955, to be filed herewith and being more particularly bounded and described as follows, to wit:-

Beginning at a stake at the northwesterly corner of the granted premises in the easterly line of said Highway and at land of one Nelson, formerly of the grantors, thence N. 74° 02' 10" E. by said Nelson land 150.00 feet to a stake; thence S. 15° 57' 50" E. by remaining land of the grantors 264.30 feet to a stake, thence S. 60° 22' 10" W. by land of one Anesta 154.37 feet to a stake in the easterly line of said Highway; and thence N. 15° 57' 50" W. by the easterly line of said Highway 300.80 feet to the point of beginning.

Said premises are conveyed subject to easements of record so far as the same are now in force and applicable.

For our title see Deed of Reuben B. Rowe to us dated May 21, 1914, recorded with Worcester District Deeds, Book 2049, Page 499.

This deed is upon the express condition which shall expire on January 1, 2048 that the granted premises shall not be used or allowed to be used for the sale or consumption of intoxicating liquors.

There is appurtenant to the above described premises the right and easment to enter upon the premises next northerly of the granted premises and upon Lots 11 to 20 inclusive as shown on plan entitled "Plan of Lots in Mendon, Mass. owned by Samuel H. Perron & Rose Perron--" filed with Worcester District Deeds Plan Book 154, Plan 11, for the purpose and to lay, install, repair, replace and maintain water and sewer conduits from said highway across said premises and Lots, to and for the benefit of the granted premises in and under a strip of said premises and Lots six (6) feet in width, Easterly of, adjoining and along the entire westerly line of said premises and lots.