

I, STANLEY W. McGAUGHEY of Mendon, Worcester County, Massachusetts being unmarried, for consideration of One (\$1.00) Dollar paid, grant to STANLEY W. McGAUGHEY and RUTH SPILLMAN, as joint tenants and not as tenants in common, both of 337 Cape Road, Mendon, Worcester County, Massachusetts, with QUITCLAIM COVENANTS, the land in said Mendon being the same and all the same premises conveyed to Frederick James Pironti and Priscilla A. Pironti by deed of Richard E. Hale et ux., said deed dated March 4, 1965 and recorded with Worcester District Registry of Deeds, Book 4545, Page 61, and being more particularly bounded and described therein as follows:

"A certain parcel of land, together with the buildings thereon, situated on the westerly side of Massachusetts State Highway, Route 140, in said Mendon, being shown as Lot #8 on Plan of Lots in Mendon, Mass. owned by Samuel H. & Rose Perron, dated November, 1947, filed with Worcester District Deeds, Plan Book 154, Plan 11, bounded and described as follows:

Beginning at a stake on the westerly side of said highway and at the southeasterly corner of the granted premises;

THENCE S. 74° 2' 10" W. along the northerly line of Lot #7 on said plan, 150 feet to a stake;
 THENCE N. 15° 57' 50" W. along land now or formerly of said Perron, 100 feet to a stake;
 THENCE N. 74° 02' 10" E. along the southerly line of Lot #9 on said plan, 150 feet to a stake;
 THENCE S. 15° 57' 50" E. along the westerly line of said highway, 85 feet to a Massachusetts Highway bound;
 THENCE along the same course, 15 feet to the point of beginning.

Said premises are conveyed subject to the condition against the sale of liquor as recorded in Book 3250, Page 259."

Meaning and intending to hereby convey any and all the same premises conveyed to this grantor by deed of said Frederick James Pironti et ux dated April 29, 1969 and recorded in Worcester District Deeds, Book 4941 Page 292.

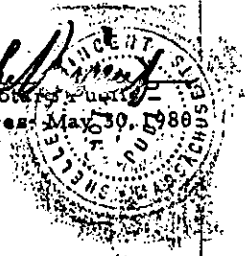
WITNESS my hand and seal this 29th day of July, 1974.

Stanley W. McGaughey

THE COMMONWEALTH OF MASSACHUSETTS
 WORCESTER, ss. July 29, 1974

Then personally appeared the above named Stanley W. McGaughey and acknowledged the foregoing instrument to be his free act and deed, before me.

Shelley D. Vincent
 Shelley D. Vincent, Notary Public
 My commission expires May 30, 1988



Recorded AUG 5 1974 at 2 h. 45 m. P.M.