

WE, LLOYD W. NELSON AND ISABELLE G. NELSON, being married of Milford, Worcester County, Massachusetts, for consideration of less than one hundred (\$100) dollars paid, grant to JOHN F. MURPHY AND FRANCES C. MURPHY of Cape Road, Mendon, Worcester County, Massachusetts, husband and wife, as tenants by the entirety, with QUITCLAIM COVENANTS the land in said Mendon with the buildings thereon situated on the Easterly side of Route 140 being a portion of Lot numbered 11 on plan entitled "Plan of Lots in Mendon, Mass. owned by Samuel H. and Rose Perron" November 21, 1947, filed with Worcester Registry of Deeds, Plan Book 154, Plan 11 by Arthur H. Fitzgerald, bounded and described as follows: to wit-

Beginning at the southwesterly corner of the granted premises which point is the northwesterly corner of other land of these grantees thence N. 74° 02' 10" E. one hundred and fifty (150) feet to a point at land of Theodore E. and Louise E. Giatas, formerly Samuel H. Perron et ux, thence N. 15° 57' 50" W. fifteen (15) feet to land formerly of these grantors, thence S. 74° 02' 10" W. one hundred and fifty (150) feet by said other land formerly of these grantors to a point at said Route 140, thence S. 15° 57' 50" E. fifteen (15) feet along said Route 140 to the point of beginning.

Said premises are conveyed together with the benefit of all easements and subject to all restrictions of record.

For title reference see deeds of Samuel H. Perron, et ux to Lloyd W. Nelson and Isabelle G. Nelson dated June 13, 1951, recorded with Worcester District Deeds, Book 3342, Page 467 and deed dated August 8, 1951 recorded with said Registry, Book 3356, Page 411.

For further title reference, see conveyance to these grantors by deed of said Isabelle G. Nelson dated June 17, 1980 and recorded in Worcester District Deeds, Book 6995, Page 300 and deed to Lloyd W. Nelson dated February 24, 1961 and recorded in Worcester District Deeds, Book 4177, Page 75.

WITNESS our hands and seals this 19th day of June, 1981.

Shelley D. Vincent
(Notary) *Lloyd W. Nelson*
Isabelle G. Nelson

THE COMMONWEALTH OF MASSACHUSETTS

WORCESTER, ss.

June 19, 1981

Then personally appeared the above named Lloyd W. Nelson 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 21, 1987

Recorded SEP 10 1981 at 2:54 p.m.