

Property Address: 47 Cape Road, Mendon, Massachusetts

I, SHELLEY D. VINCENT, GUARDIAN OF RUTH (McGAUGHEY) SPILLMAN *allowed*

by power conferred by License to Sell dated September 8, 1982, Worcester County Probate Case No. 301056

and every other power,

for (\$41,500.00) FORTY-ONE THOUSAND, FIVE HUNDRED and 00/100 DOLLARS paid, grant to FRANK M. MAGDITS and PAULA J. MAGDITS, husband and wife, as joint tenants, of 32 Glines Avenue, Milford, Worcester County, Massachusetts 01757.

"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 Stanley W. McGaughey by deed of said Frederick James Pironti et ux dated April 29, 1969 and recorded in Worcester District Deeds, Book 4941, Page 292.

Further title reference may be had to deed of Stanley W. McGaughey to Stanley W. McGaughey and Ruth Spillman dated July 29, 1974 recorded in Worcester District Deeds, Book 5556, Page 117. Also see Worcester County Probate #301063, Stanley W. McGaughey.

WITNESS my hand and seal this 15th day of October, 1982.

Madeline M. Clement

Paula J. Magdits
Guardian Aforesaid

THE COMMONWEALTH OF MASSACHUSETTS

WORCESTER, ss.

October 15, 1982

Then personally appeared the above named Shelley D. Vincent, Guardian Aforesaid, and acknowledged the foregoing instrument to be his free act and deed, before me.

Madeline M. Clement
Madeline M. Clement, Notary Public
My commission expires June 9, 1989

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COMMONWEALTH OF MASSACHUSETTS
RECORDING DEPARTMENT
OCT 16 1982
PB 11056
94.62
11/12/84

Recorded OCT 18 1982 at 3h 54m PM