

We, DOROTHY E. HANNAFORD, of Grafton, MA  
HARRIET I. JURENTKUFF, of Upton, MA and  
EMIL M. HADDAD, JR., Administrator of Beatrice L. Sawers Estate  
by power conferred by license allowed January 8, 1986 Worcester County Probate  
of Case # 308097  
Worcester County, Massachusetts

being unmarried, for consideration paid, and in full consideration of \$ 156,000.00

grant to FELIX C. FRABOTTA and NANCY L. FRABOTTA, husband and wife  
as tenants by the entirety, both  
of 76 Uxbridge Road Mendon Ma, with quitclaim covenants

Two certain tracts of land, including all buildings thereon,  
on the southeasterly side of the road leading from Mendon to Uxbridge,  
[Description and encumbrances, if any]

in said Mendon, bounded and described as follows, to wit:

FIRST PARCEL

BEGINNING at a stake driven in the southeasterly side of the highway  
at the northwesterly corner of the granted premises at land  
now of this grantor and set forth as the second parcel here-  
inafter described;

THENCE S. 45° E. with said second parcel hereinafter described  
eighty-three (83) feet to Nipmuc Pond;

THENCE northeasterly with said pond about fifty (50) feet, more or  
less, at land now or formerly of Royal E. Davis;

THENCE N. 45° W. eighty-four (84) feet with said Davis land to a  
stake in said line of said highway;

THENCE southwesterly with said line of said highway fifty (50) feet  
to the point of beginning.

BEING the same premises conveyed to Lincoln Wright by deed  
of John T. Manson, dated June 5, 1905 and recorded with  
Worcester District Registry of Deeds, Book 1807, Page 356.

Meaning and intending to hereby convey any and all the same  
premises conveyed to this grantor by deed of Daniel Wright  
dated October 20, 1917 and recorded in the Worcester District  
Registry of Deeds, Book 2142, Page 252.

SECOND PARCEL

BEGINNING at the southerly corner of the granted premises on the shore  
of Nipmuc Pond at land formerly of Charles E. Guild;

THENCE N. 28° 45' W. by last mentioned land about sixty-eight (68)  
feet to the southeasterly side of said road;

THENCE northeasterly by the southeasterly side of said road about  
one hundred fifty (150) feet to the first parcel described  
in this deed;

THENCE southeasterly by said first parcel about eighty-three (83)  
feet to the shore of said Nipmuc Pond;

THENCE southwesterly by the shore of said Nipmuc Pond to the point  
of beginning.

BEING the premises described in the following deeds: John  
T. Manson to Julius A. George, dated April 26, 1901 and  
recorded in the Worcester District Registry of Deeds,  
Book 1684, Page 81 and John T. Manson to Julius A. George,  
dated December 4, 1903 and recorded in the Worcester

(continued)

76 Uxbridge Rd., Mendon, Ma.

District Registry of Deeds, Book 1768, Page 524.

Meaning and intending to hereby convey any and all the same premises conveyed to this grantor by Samuel V. Crane, Executor u/w Martha E. George, dated May 18, 1926 and recorded in the Worcester District Registry of Deeds, Book 2405, Page 317.

See Deeds to Commonwealth of Massachusetts by Ellen E. Mitchell for Highway Location recorded in Worcester District Registry of Deeds Book 2274, Page 366 and Book 3230, Page 238 with respect to the above mentioned parcels.

The foregoing parcels are shown on "Plan of Land Sold by Ellen E. Mitchell, Mendon, Mass. July 1950" by F. J. Brennan, Surveyor, Uxbridge, Mass. ~~XXXXXXXXXXXXXXXXXXXX~~ //

BEING the same premises in deed of Ellen E. Mitchell to George C. Johnson, et ux dated January 17, 1951 and recorded in the Worcester District Registry of Deeds Book 3315, Page 309.

DETT. HIJ.  
EIMHR

Witness hand and seal this 2<sup>nd</sup> day of MAY 1986

Dorothy E. Hannaford  
Dorothy E. Hannaford  
Harriet I. Jurentkuff  
Harriet I. Jurentkuff  
Emil M. Haddad, Jr.  
Emil M. Haddad, Jr.

Henry C. Walker to N.I.D.

County of Middlesex, State of Massachusetts

Witness et  
Then personally appeared Harriet I. Jurentkuff Oct. 30, 1985  
and acknowledged the foregoing to be her free act and  
deed before me

Henry C. Walker, Notary Public  
HENRY C. WALKER, Commission Exp. July 22, 1988

The Commonwealth of Massachusetts

W. c. s. ss. May 2 1986

Then personally appeared the above named Dorothy E. Hannaford

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

Merrilynn R. Douglas  
Merrilynn R. Douglas  
Notary Public - Justice of the Peace  
My Commission Expires 5/17, 1987

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

Recorded MAY 2 1986 at Middlesex County, MA