

We, Frank M. Magdits and Paula J. Magdits, husband and wife, both

of Mendon, Worcester

County, Massachusetts

in consideration of One Hundred Twenty-Eight Thousand and 00/100 Dollars paid
(\$128,000.00)

grant to Walter L. Guertin and Sharon K. Guertin, husband and wife as tenants by the entirety, both

of 47 Cape Road, Mendon, Worcester County, Massachusetts with quitclaim covenants
~~the land in~~

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.

BEING the same premies conveyed to Grantors by deed of Shelley D. Vincent Guardian of Ruth (McGaughey) Spillman dated October 15, 1982, and recorded with Worcester District Registry of Deeds in Book 7578. Page 322.

47 Cape Road, Mendon, Mass.

JUN 21 12 44 PM '88

RECORDED
JUN 21 1988
12 44 PM '88

Executed as a sealed instrument this 21st day of June 1988
Frank M. Magdits
Frank M. Magdits
Paula J. Magdits
Paula J. Magdits

The Commonwealth of Massachusetts

Middlesex ss. June 21 19 88

Then personally appeared the above named Frank M. Magdits and Paula J. Magdits

and acknowledged the foregoing instrument to be their free act and deed.
Before me Francis C. Burke, Jr. Notary Public
My commission expires January 21 19 94

ATTEST: WORC., Anthony J. Vigliotti, Register