

CAROL LANOUE

~~EXECUTOR under the Will of~~ ADMINISTRATOR of the ESTATE of ~~TRUSTEE~~ ~~GUARDIAN~~  
of ~~CONSERVATOR of~~ ~~RECEIVER of the ESTATE of~~ ~~(FIDUCIARY of)~~ ~~COMMISSIONER~~

FLORENCE M. PEARSON

by power conferred by Norfolk Probate Court No. 93P1506C1 and License to Sell

and every other power,  
for ONE HUNDRED SIXTEEN THOUSAND AND 00/100 Dollars  
paid, grants to JAMES W. WATSON AND VICKIE A. WATSON, husband + wife as  
the ~~land in~~ tenants by the entirety, of 42 Cape Rd., Mendon, MA

Two certain adjoining tracts or parcels of land, situated on the easterly side of Massachusetts State Highway Route No. 140, in Mendon, Worcester County, and being more particularly bounded and described as follows, to wit:-

FIRST PARCEL:-

A certain tract or parcel of land situated on the easterly side of Massachusetts State Highway Route No. 140, in said Mendon, and being Lot 20, as shown on plan entitled "Plan of Lots in Mendon, Mass. owned by Samuel H. & Rose Perron-----", filed with Worcester District Registry of Deeds, Plan Book 154, Plan 11, and more particularly bounded and described as follows, to wit:-

Northerly by a stone wall and land of Pettinelli, 164.60 feet;  
Easterly by land now or formerly of Samuel H. Perron et ux, 100.60 feet;  
Southerly by Lot No. 19, as shown on said plan, 150 feet; and  
Westerly by said Highway, 168.38 feet.

Said premises are conveyed subject to the right and easement reserved in deed of Samuel H. Perron et ux, dated August 13, 1948, and recorded with said Deeds this date, to enter upon the granted premises for the purpose and to lay, install, repair, replace and maintain water and sewer conduits from said Highway to and for the benefit of the remaining premises of the said Samuel H. Perron et ux., in and under a strip of the granted premises 6 feet in width easterly of, adjoining and along the entire westerly line of the granted premises.

Said premises are subject to the condition, which shall expire on January 1, 2048, that the granted premises shall not be used or allowed to be used for the sale or consumption of intoxicating liquors.

SECOND PARCEL:-

A certain tract or parcel of land situated off the easterly side of Massachusetts State Highway Route No. 140, in said Mendon, and being more particularly bounded and described as follows, to wit:-

Beginning at the northwesterly corner of the granted premises at a mark on a wall at land of one Pettinelli and at the northeasterly corner of Lot No. 20 as shown on plan entitled "Plan of Lots in Mendon, Mass. owned by Samuel H. & Rose Perron---", said plan being on file with Worcester District Deeds, Plan Book 154, Plan 11; thence S. 15° 57' 50" E. by said Lot 20, 100.60 feet to the southeasterly corner thereof; thence S. 81° 38' 50" E. 698 feet, more or less, to a point; thence N. 2° E. (old course) 100 feet, more or less, to a stone wall at land of one Pettinelli; thence N. 81° 38' 50" W. (old course N. 73° W.) 698.68 feet by said stone wall and said Pettinelli land to the point of beginning.

Said premises are conveyed subject to the condition, which shall expire on January 1, 2048, that the granted premises shall not be used or allowed to be used for the sale or consumption of intoxicating liquors.

For title reference see Worcester District Registry of Deeds Book 3223 Page 466.

RETURN TO: Mr. & Mrs. James W. Watson

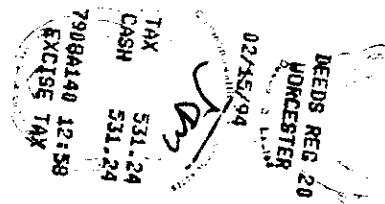
42 Cape Road

Mendon, MA CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

01756  
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.

94 FEB 15 PM 1:03

42 CAPE RD. MENDON



Witness my hand and seal this fourteenth day of February 19 94

*Carol Lanoue*

CAROL LANOUE, CONSERVATOR OF  
FLORENCE M. PEARSON

The Commonwealth of Massachusetts

Norfolk

ss.

February 14,

19 94

Then personally appeared the above named Carol Lanoue, Conservator of Florence M. Pearson  
and acknowledged the foregoing instrument to be her act and deed before me

*Walter E. Palmer*

Walter E. Palmer

Notary Public — ~~Notary of the State~~

My commission expires August 3, 19 97

EXHIBIT

COMMONWEALTH OF MASSACHUSETTS  
THE TRIAL COURT  
NORFOLK DIVISION PROBATE AND FAMILY COURT

93P1506C1

At a Probate And Family Court held at Dedham, in and for said County of Norfolk, on the  
fourteenth day of February in the year of our Lord one thousand nine hundred  
and ninety-four.

ON the petition of Carol Lanoue

~~guardian~~ conservator of the property —  
of Florence Pearson  
of Medway in the County of Norfolk  
~~minor mentally ill person spendthrift~~ person under conservatorship.

praying for license to sell certain real estate of ~~the~~ ward  
described in said petition, ~~at public auction~~ at private sale, in accordance with the offer named  
in said petition or upon such terms as may be adjudged best, or at public auction, if ~~he~~ shall  
think best so to do, — And it appearing that — said offer is an advantageous one, and that the  
interest of all parties concerned will be best promoted by the acceptance of said offer — and that it  
is necessary that said ward interest shall be sold for ~~his~~ maintenance  
for the sum of One Hundred Sixteen Thousand, five Hundred (\$116, 500.00) Dollars.

see attached Exhibit "A".

The Guardian Ad Litem having assented thereto.

All persons interested having ~~assented~~ been duly notified — and no person objecting thereto.

IT IS DECREEED that the petitioner be licensed to sell and convey ~~at public auction~~ at private  
sale in accordance with said offer or for a larger sum, or at public auction, if ~~he~~ shall think  
best so to do, the real estate of said ward described in said petition, for the purpose aforesaid, —

~~and it is further decreed that said petitioner may become the purchaser of said real estate.~~

DOCKETED

FEB 14 1994

*Christina L. Harms*  
CHRISTINA L. HARMS, JUSTICE 2/14/94 Justice of Probate And Family Court

TRUE

FEB 14 1994

*[Signature]*

A certain tract or parcel of land situated on the easterly side of Massachusetts State Highway Route No. 140, in said Mendon, and being Lot 20, as shown on plan entitled "Plan of Lots in Mendon Mass. owned by Samuel H. & Rose Perron -----", filed with Worcester District Registry of Deeds, Plan Book 154, Plan 11, and more particularly bounded and described as follows, to wit:-

Northerly by a stone wall and land of Pettinelli, 164.60 feet;  
 Easterly by land now or formerly of Samuel H. Perron et ux., 100.60 feet;  
 Southerly by Lot No. 19, as shown on said plan, 150 feet; and  
 Westerly by said Highway, 168.38 feet.

Said premises are conveyed subject to the right and easement reserved in deed of Samuel H. Perron et ux., to these grantors, dated August 13, 1948, and recorded with said Deeds this date, to enter upon the granted premises for the purpose and to lay, install, repair, replace and maintain water and sewer conduits from said Highway to and for the benefit of the remaining premises of the said Samuel H. Perron et ux., in and under a strip of the granted premises 6 feet in width easterly of, adjoining and along the entire westerly line of the granted premises.

Said premises are subject to the condition, which shall expire on January 1, 2048, that the granted premises shall not be used or allowed to be used for the sale or consumption of intoxicating liquors.

Meaning and intending to convey and hereby conveying the same and all the same premises as were conveyed to us by deed of Samuel H. Perron et ux., dated August 13, 1948, to be recorded herewith.

#### SECOND PARCEL:

A certain tract or parcel of land situated off the easterly side of Massachusetts State Highway Route No. 140, in said Mendon, and being more particularly bounded and described as follows, to wit:-

Beginning at the northwesterly corner of the granted premises at a mark on a wall at land of one Pettinelli and at the northeasterly corner of Lot No. 20 as shown on plan entitled "Plan of Lots in Mendon Mass. owned by Samuel H. & Rose Perron---", said plan being on file with Worcester District Deeds, Plan Book 154, Plan 11; thence S. 15° 57' 50" E. by said Lot No. 20, 100.60 feet to the southeasterly corner thereof; thence S. 81° 38' 50" E. 698 feet, more or less, to a point; thence N. 2° E. (old course) 100 feet, more or less, to a stone wall at land of one Pettinelli; thence N. 81° 38' 50" W. (old course N. 73° W.) 698.68 feet by said stone wall and said Pettinelli land to the point of beginning.

Said premises are conveyed subject to the condition, which shall expire on January 1, 2048, that the granted premises shall not be used or allowed to be used for the sale or consumption of intoxicating liquors.

Meaning and intending to convey and hereby conveying the same and all the same premises as were conveyed to us by deed of Samuel H. Perron et ux., dated November 6, 1948, and recorded with said Deeds Book 3157 Page 115

937,506 C1

~~SECRET~~

COMMONWEALTH OF MASSACHUSETTS  
THE TRIAL COURT

DEC 22 1993 Honorable the Justices of the Probate And Family Court, in and for the County of Norfolk:  
Carol Jensen

RESPECTFULLY represents Carol Lanoue

conservator of the property  
of Florence Pearson  
of Medway in the County of Norfolk  
— person under conservatorship — having a — no —  
wife — husband —  
that said ward interested in certain real estate situated in Mendon  
in the County of Worcester  
described as follows:

See attached Exhibit "A"

that it is necessary that said ward interest therein be sold for her maintenance, the income of her estate being insufficient therefor: — that an advantageous offer for the purchase of said real estate has been made to the petitioner in the sum of one hundred sixteen thousand five hundred dollars; that the interest of all parties concerned will be best promoted by the acceptance of said offer. The United States Veterans Administration is — not — a party in interest to this petition. I hereby certify that the estate of said ward — does — ~~does not~~ — exceed \$1000 in value.

Wherefore said ~~guardian~~ conservator pray that she may be licensed to sell and convey the same — at private sale in accordance with said offer or upon such terms as may adjudged best, — at ~~public auction: — and that xxxxxx may~~ ~~license and dispose of said estate.~~

Dated this 21st day of December 1993.

The undersigned, being all persons interested, hereby assent to the foregoing petition.

**The undersigned — Department of Mental Health — Board of Public Welfare of**

assent to the foregoing petition.