

Return to: Ambler & Ambler, P.C.
51x Mendon Street
Bellingham, MA 02019

25/12/59

I, VICKIE A. WATSON

122124

of 42 Cape Road, Mendon,

Worcester County, Massachusetts,

in consideration ~~of~~ paid and amounting to under One Hundred and no/100
(\$100.00) Dollars

grant to JAMES W. WATSON of 42 Cape Road, Mendon, Worcester County,
Massachusetts

~~mk~~

with quitclaim covenants

~~the land in~~

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" E. (old course N. 73° W.) 698.68 feet by said stone wall and said Pettinelli land to the point of beginning.

Locus: 42 Cape Road, Mendon, Worcester County, Massachusetts

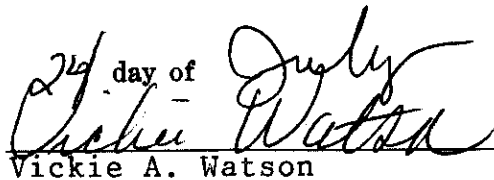
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Said premises are conveyed subject to the condition, which shall expire on January 1, 2048, that the granted premises shall not be used or allowed to be used for the sale or consumption of intoxicating liquors.

For title see deed dated February 14, 1994 recorded with Worcester District Registry of Deeds in Book 16061, Page 112.

Said conveyance is made subject to the outstanding Mortgage or Mortgages of record which the grantee does agree to assume and pay.

Executed as a sealed instrument this

24 day of July 1996

 Vickie A. Watson

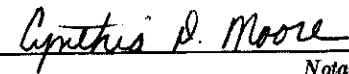
State of Nevada ~~The Commonwealth of Massachusetts~~
 County of Clark

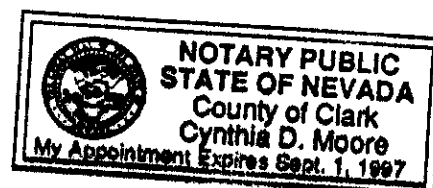
ss.

July 24, 1996

Then personally appeared the above named VICKIE A. WATSON

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

Before me, 
 Notary Public — Justice of the Peace
 My commission expires 9-1 1997



ATTEST: WORC. Anthony J. Vigliotti, Register