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We, Walter L. Guertin and Sharon K. Guertin

of 47 Cape Road, Mendon Worcester County, Massachusetts

in consideration of One Hundred Twenty-Five Thousand Nine Hundred and 00/100 (\$125,900.00) Dollars

grant to Donald B. Fallon and Brenda J. Fallon, <sup>Husband and wife</sup> as tenants by the entirety

of 56 South Maple Street, Bellingham, Massachusetts

the land in Mendon, Worcester County, Massachusetts with quitclaim covenants and more particularly described as follows:

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 premises conveyed to the grantors by Deed of Frank M. Magdits and Paula J. Magdits dated June 21, 1988 and recorded with the Worcester County Registry of Deeds in Book 11411, Page 214.

Executed as a sealed instrument this 27<sup>th</sup> day of August 1998  
Walter L. Guertin Sharon K. Guertin  
Walter L. Guertin Sharon K. Guertin

The Commonwealth of Massachusetts

Norfolk

ss.

8/27

1998

Then personally appeared the above named Walter L. Guertin and Sharon K.

Guertin

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

Before me,

Scott W. Kramer  
Scott W. Kramer

Notary Public  
Justice of the Peace  
19

My commission expires 10/19/01

DEEDS REC 20  
WORCESTER

08/28/98

TAX 574.56  
CASH 574.56

6131A140 11:56  
EXCISE TAX

Locus: 47 Cape Road, Mendon, MA

Return to: Donald Fallon  
47 Cape Road  
Mendon, MA 01754

98 AUG 28 PM 1:15

ATTEST: WORC. Anthony J. Vigliotti, Register