

Maul-Faith Easter, Esq.
1290 Worcester Rd.
Framingham, MA 01702

167346

Martin E. Luttrell and Sharron Kahn Luttrell, husband and wife, as tenants by the entirety,
of Mendon, Worcester County, Massachusetts,

~~being motivated~~ for consideration paid, and in full consideration of One Hundred Seventy Nine
Thousand Nine Hundred and 00/100 (\$179,900.00) Dollars

grant to Patricia Murdoch and Jeffrey L. Speen, husband and wife, as tenants by the entirety,
of 59 Old Uxbridge Road, Mendon, MA with quitclaim covenants *

the said

[Description and encumbrances, if any]

See Exhibit A attached hereto, and incorporated herein.

99 OCT 29 AM 10:21

59 Old Uxbridge Rd, Mendon

WORCESTER
DEEDS REG 20
WORCESTER
10/29/99 9115AM
000000 R2047
01
CANCELLED
FEE \$820.80
CASH \$820.80

Witness our hands and seals this 26th day of October, 1999
Martin E. Luttrell
Martin E. Luttrell
Sharron Kahn Luttrell
Sharron Kahn Luttrell

The Commonwealth of Massachusetts

Worfolk, ss. October 26, 1999

Then personally appeared the above named Martin E. Luttrell and Sharron Kahn Luttrell
and acknowledged the foregoing instrument to be their free act and deed before me

Robin L. Pergano
Robin L. Pergano Notary Public - Justice of the Peace
My commission expires 8/16, 2002

(*Individual — Joint Tenants — Tenants in Common.)

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.

EXHIBIT A

The land in Mendon, Worcester County, Massachusetts, together with the buildings thereon, situated in the westerly part thereof, northerly of Nipmuck Lake or Mendon Pond, so-called, and on the northerly side of an old town way now not in general use, which town way adjoins the main road from the Old Boston and Hartford Turnpike, running westerly by said Lake to the center Village of Uxbridge, Worcester County, Massachusetts, bounded and described as follows:

BEGINNING at the southeasterly corner of the granted premises at a drill hole in the center line of said old town way, said point being the southerly corner of land of one Gaskill;

THENCE N. 22° 35' W. and bounding on said Gaskill land, and passing through a drill hole in a stone approximately 9.6 feet northwesterly of first mentioned bound, and running 151.00 feet to a stone bound at land now or formerly of one Wood;

THENCE southwesterly and bounding on said Wood land, 197.00 feet to a stone bound at land now or formerly of one Healy;

THENCE S. 5° E. and bounding on said Healy land, 121.65 feet to the center line of said old town way;

THENCE easterly along the centerline of said old town way, 238.5 feet to the point of beginning.

Together with all rights which may be in effect and subject to the rights of others legally entitled thereto in said old town way.

Being the same premises conveyed to Grantor by Deed of Dennis B. Page and Janet R. Page, dated May 28, 1991 and recorded with the Worcester County Registry of Deeds at Book 13426, Page 252. District

ATTEST: WORC. Anthony J. Vigliotti, Register