

*Dis of
tax lien
B. 16609
P. 376.*

I, Janet M. Phipps

of Mendon Worcester County, Massachusetts,

~~and authorized~~, for consideration paid, grant to Russell E. Phipps, Maple Street,
Mendon, in said County,

of Mendon, Worcester County, Massachusetts

with quitclaim covenants

~~the covenants~~

~~DESCRIPTION OF THE GRANTED PREMISES~~

Two parcels of land situated on the westerly side of North Avenue in said Mendon and bounded and described as follows:

Parcel 1. Beginning at the northerly corner of the granted premises at a corner of walls at land of one Holmes, formerly of one Blood; thence

SOUTH 41° WEST along the wall and by land of said Holmes, two hundred seventy-five (275) feet to a corner of walls; thence

SOUTHEASTERLY by land now or formerly of one Harold C. Barrows to a corner of walls at land of Silas E. Ames, formerly of Luther W. Holbrook; thence

SOUTH 26° EAST three hundred thirty (330) feet; thence

SOUTH 13° EAST three hundred seventy-nine and 5/10 (379.5) feet; thence

SOUTH 32° EAST twenty-seven (27) feet to a corner of walls at other land now or formerly of Phipps, said last three lines bounding on land of said Ames; thence

NORTH 45°30' EAST by other land now or formerly of Phipps about four hundred seventy-five (475) feet to a corner of walls at land of one Davenport; thence

NORTHWESTERLY along a stone wall by land of said Davenport and other land now or formerly of Florence Bennett about six hundred seventy-five (675) feet to a point of beginning.

Being the same premises conveyed to Russell E. Phipps et ux by Florence Bennett by deed dated September 29, 1960 and recorded with Worcester District Registry of Deeds in Book 4147 Page 69.

Parcel 2. Beginning at the southeasterly corner of the granted premises at land of one Cram, thence

NORTHERLY by a stone wall and said North Avenue three hundred (300) feet more or less, to a corner of stone walls; thence

WESTERLY by a stone wall and land now or formerly of Frank M. Aldrich ninety-two (92) feet, more or less to a corner of stone walls; thence

Address of grantee: North Avenue, Mendon, Massachusetts

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 381 OF 1967

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee. 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.

NORTHERLY by a stone wall and the line of said stone wall extended northerly and by said remaining land now or formerly of Frank M. Aldrich, one hundred fifty-two (152) feet, more or less, to a point on a stone wall which point is eighty (80) feet, more or less, westerly of a corner of stone walls at said North Avenue measured along the stone wall; thence

WESTERLY by a stone wall and land now or formerly of one Bennett to a corner of stone walls; thence

SOUTHERLY by a stone wall and land now or formerly of one Holbrook thirty (30) rods, more or less, to a corner of stone walls; and thence

EASTERLY by a stone wall in part by land of one Casey and in part by said Cram land sixty-five (65) rods, more or less, to a point of beginning,

Said premises are conveyed subject to an easement conveyed by Frank M. Aldrich et ux, to New England Power Company by deed dated August 16, 1924, recorded with Worcester District Deeds, Book 2344, Page 179 and confirmed by instrument from Frank M. Aldrich to Power Construction Company dated October 14, 1924 recorded with said Deeds, Book 2350, Page 582.

Being the same premises conveyed to Russell E. Phipps et ux by Frank M. Aldrich by deed dated March 10, 1960 and recorded with Worcester District Registry of Deeds, Book 4098 Page 435.



~~husband~~
~~wife~~

~~to said premises all~~
~~of the same~~

Witness my hand and seal this 5th day of September 1969.

Janet M. Phipps

The Commonwealth of Massachusetts

Worcester, ss. September 5, 19 69

Then personally appeared the above named Janet M. Phipps,

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

NATHAN ROSENFELD
Nathan Rosenfeld
Notary Public - ~~Worcester, Mass.~~

My Commission Expires JANUARY 18, 1971

Recorded Sept. 12, 1969 at 11h. 55m. A. M.