

I, William F. Ober

of Mendon, Worcester County, Massachusetts,

in consideration of Forty Five Thousand (\$45,000.00), subject to the mortgage assumption below referred to, in the amount of \$14,873.09

grant to John D. Lyon, II and Carol J. Lyon, husband and wife.
as tenants by the entirety

of Northbridge Road
Mendon, Massachusetts

with quitclaim returns

the land in

A certain tract or parcel of land, with the buildings thereon, shown as Lot 2 on plan of land entitled "Plan of Land of Estate of Elliott G. Halsing in Mendon, Mass.", dated Oct. 23, 1956, drawn by Eastman and Corbett, Inc., Civil Engineers, filed with Worcester District Deeds, Plan Book 222, Plan 65, and more particularly bounded and described as follows, to-wit: -

NORTHERLY by Northbridge Road as established by County Layout of 1935, according to said plan, one hundred twenty and no/100ths (120.00) feet, and by West Hill Road, according to said plan, forty-four and no/100ths (44.00) feet;

WESTERLY by Lot 3 and Lot 4, according to said plan, six hundred sixty-one (661) feet more or less;

SOUTHERLY by land now or formerly of L. Taft, according to said plan, one hundred sixty-two (162) feet more or less; and

EASTERLY by Lot 1, according to said plan, six hundred forty-six (646) feet more or less.

Said premises are conveyed together with and subject to all easements, appurtenances and rights of record insofar as the same are now in force and applicable.

Meaning and intending to convey and hereby conveying the same and all the same premises as were conveyed to me under the will of Louise M. Ober, Worcester County Probate Case No. 275166. See also Deed of Harry William Thatcher to Arthur J. Ober, et ux. dated April 28, 1967, recorded in Book 4756, Page 496.

The grantees hereby agree to assume and pay a mortgage to the Milford Federal Savings and Loan Association, dated October 19, 1978, recorded in Worcester County Registry of Deeds, Book 6593, Page 46, together with municipal taxes, liens and betterments, the principal balance of the said mortgage being \$14,873.09.

The mortgage referred to herein may not be assumed upon a future sale without the written consent of the mortgagor, which consent shall not be withheld, if the then purchaser pays not less than twenty percent of the purchase price in cash.

Northbridge Road, Mendon, MA

WFO
COMMONWEALTH OF MASSACHUSETTS
APR 3 1980
JAL

Executed as a sealed instrument this 31st day of March 19 80

William F. Ober

The Commonwealth of Massachusetts

Worcester ss. March 31 1980

Then personally appeared the above named William F. Ober

and acknowledged the foregoing instrument to be his free act and deed.

Before me, *[Signature]*
Notary Public - Justice of the Peace
My commission expires Oct. 13, 19 83.

Recorded APR 3 1980 at 9h. 50m A.M.