

126918

*259P*

Warren D. Taft and Lois E. Taft

of 148 Uxbridge Road, Mendon,

Worcester County, Massachusetts

for consideration paid, and in full consideration of One Hundred Dollars and No/100 (\$100.00)

*LESS THAN*

grant to Warren D. Taft and Debra A. Mozart, as joint tenants,  
of 107 Hartford Avenue West, Mendon, Massachusetts

with **QUITCLAIM COVENANTS**

[Description and encumbrances, if any]

For property description see Exhibit A attached hereto and incorporated herein by reference.

94 NOV 14 AM 9:53

PROPERTY ADDRESS: 148 Uxbridge Road, Mendon, MA

Witness our hands and seals this 11<sup>th</sup> day of November, 1994

\_\_\_\_\_  
Warren D. Taft

\_\_\_\_\_  
Lois E. Taft

**THE COMMONWEALTH of MASSACHUSETTS**

Worcester, ss.

November 11, 1994

Then personally appeared the above named Warren D. Taft and Lois E. Taft and acknowledged the foregoing instrument to be their free act and deed, before me,

SANDRA KRAEGE HIGBY  
Notary Public  
My Commission Expires July 21, 2000

*Sandra Kraege Higby*  
\_\_\_\_\_  
Notary Public

My commission expires 19

(\* 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.

R006(2)



## Exhibit A

A parcel of land with the buildings and improvements thereon situated on the Southerly side of Uxbridge Road, in the Town of Mendon, Worcester County, Massachusetts, containing 40,000 square feet of land and shown as Lot 4 on a "Plan of Land in Mendon, Mass., owned by Daniel. H. and Lois E. Taft, dated September 11, 1979, by Lavallee Brothers Inc." and recorded in the Worcester District Registry of Deeds, Plan Book 484, Plan 67 and more particularly bounded and described as follows:

BEGINNING at a point on the Southerly side of Uxbridge Road at the Northeasterly corner of the parcel described herein;

THENCE South 10°43'19" East 161.98 feet by land now or formerly of Hackenson to a point;  
 THENCE South 11°28'17" West 254.26 feet by lot 5 on said plan to a stone wall;  
 THENCE South 58°30'00" West 57.11 feet along said stone wall and by land now or formerly of Cass to a point;  
 THENCE North 7°57'19" West 295.00 feet along a stone wall by land now or formerly of Cass to a point;  
 THENCE North 78°00'02" East 39.00 feet by land now or formerly of Nadeau to a point;  
 THENCE North 9°36'12" West 124.82 feet by said Nadeau land to a point in the Southerly line of Uxbridge Road;  
 THENCE Northeasterly along the Southerly line of Uxbridge Road, 93.81 feet to the point of beginning.

Being the same premises conveyed to us by Deed dated July 1, 1993 and recorded in Worcester District Registry of Deeds in Book 15349, Page 118.

PD600

**ATTEST: WORC. Anthony J. Vigliotti, Register**