

2500

Patricia I. Phipps, Executrix of the Estate of Russell E. Phipps

EXECUTOR under the WILL of — ~~ADMINISTRATOR of the ESTATE of — TRUSTEE of — GUARDIAN of — CONSERVATOR of — RECEIVER of the ESTATE of — (FIDUCIARY) — COMMISSIONER~~

RUSSELL E. PHIPPS of 44 North Avenue, Mendon, Massachusetts (Worcester County) 01756

Property locus: 44 North Avenue, Mendon, Mass.

~~XXXXXXXXXXXXXXXXXXXX~~

for consideration of less than (\$100.00) one hundred Dollars paid, grants to Patricia I. Phipps (Individually) of 44 North Avenue, Mendon, Massachusetts 01756 the land in Mendon

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
- 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.

ATTORNEY: HARVEY J. TRASK  
6 BEACON STREET  
BOSTON, MASS. 02108

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

95 SEP - 7 PM 2:19

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.

For my title please see deed of Janet M. Phipps to Russell E. Phipps dated September 5th 1969; recorded at Worcester County Registry of Deeds at Book 4976 Page 213; Also please see Estate of Russell E. Phipps at Worcester County Probate Court File Number 93 PR 3626-EP1

Witness my hand and seal this 6th day of September 1995

*Patricia I. Phipps*

PATRICIA I. PHIPPS, EXECUTOR OF ESTATE OF RUSSELL E. PHIPPS

The Commonwealth of Massachusetts

WORCESTER

ss.

SEPTEMBER 6,

1995

Then personally appeared the above named PATRICIA I. PHIPPS and acknowledged the foregoing instrument to be her free act and deed, before me

*Harvey J. Trask*

HARVEY J. TRASK Notary Public — ~~XXXXXXXXXXXX~~

My commission expires April 4, 1997

ATTEST: WORC. Anthony J. Vigliotti, Register