

I, Francis H. Dunbar

of Mendon, Worcester County, Massachusetts,

in consideration of-----THIRTY ONE THOUSAND (\$31,000.00) Dollars-----

grant to Robert M. Comforti and Patricia F. Comforti, husband and wife, as tenants by the entirety both of 5 Thornton Street, Mendon, Worcester County, Massachusetts

of

with quitclaim covenants

~~XXXXXX~~

A certain tract or parcel of land, with the buildings thereon, situated on the southwesterly side of Thornton Street and the northwesterly side of Uxbridge Road, being State Highway Route No. 16, in Mendon, Worcester County, Massachusetts, and being more particularly bounded and described as follows:

Beginning at the intersection of the stone walls on the southwesterly side of said Thornton Street and the land now or formerly of one Rattie:

Thence North 70° 27' West by a stone wall and said street, 192.43 feet to a point on said stone wall;

Thence South 47° 34' West 70.09 feet to a drill hole in a ledge;

Thence continuing the same course, 143.65 feet to an iron pipe, the last two measurements by land now or formerly of one Dunbar;

Thence South 57° 54' 10" East by Parcel 2 as shown on plan hereinafter mentioned, 230.02 feet to a point on a stone wall;

Thence South 17° 17' East by said Parcel 2, 46.96 feet to an iron pipe in the northwesterly line of said Uxbridge Road;

Thence North 57° 15' 48" East by the northwesterly line of said road, 43.24 feet to a Massachusetts Highway Bound;

Thence in a curve to the right having a radius of 1640 feet, a distance of 8.63 feet along the northwesterly line of said road to a stake;

Thence North 17° 17' West 71.04 feet to a drill hole in a stone wall; and

Thence North 35° 33' East by said stone wall 185.26 feet to the point of beginning, the last two courses bounded by said Rattie land.

Said premises are shown as Parcel One on plan entitled Land of Francis Dunbar et ux., Mendon, Mass., April 27, 1968, by John R. Andrews, Jr., Surveyor, filed with Worcester District Deeds, Plan Book 327, Plan 36.

Meaning and intending to convey and hereby conveying the same and all the same premises as were conveyed to me by Deed of Francis H. Dunbar et al. dated July 23, 1970 and recorded with Worcester District Deeds

Executed as a sealed instrument this

13th day of July

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Francis H. Dunbar



The Commonwealth of Massachusetts

Worcester,

ss.

July 13

1977

Then personally appeared the above named Francis H. Dunbar

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

Before me,

John W. Harris

John W. Harris,

Notary Public — Justice of the Peace

My commission expires November 3 19 77

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COMMONWEALTH OF MASSACHUSETTS
DEEDS & EXCISE

SEP 14 1977



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Recorded SEP 14 1977 at 10 hr. 52 m. A.M.