

GILBERT P. POWELL and JUDITH A. POWELL, husband and wife, both
of Mendon, Worcester County, Massachusetts

Being ~~unimproved~~, for consideration paid, and in full consideration of \$175,000.00

grant to PETER K. SCOTT and DIANE J. SCOTT, husband and wife as tenants by the entirety, both

of 29 West Hartford Avenue, Mendon, Ma.

with quitclaim covenants

PARCEL I

the land in said Mendon, on the northerly side Hartford Avenue, West, and bounded and described as follows:

~~Beginning at the W.C.H. Bnd. on the northerly side of Hartford Avenue, West, at land now or formerly of John A. Orlando, Jr.;~~
BEGINNING at a W.C.H. Bnd. on the northerly side of Hartford Avenue, West, at land now or formerly of John A. Orlando, Jr.;
THENCE N. 04° 20' 10" E., 150.00 feet to a point;
THENCE S. 72° 33' 39" E., 168.00 feet to an iron pipe, the last lines being by land now or formerly of said John A. Orlando, Jr.;
THENCE N. 01° 45' 43" E., 836.03 feet by land now or formerly of Marion Turner to a drill hole in field stone;
THENCE N. 02° 23' 27" E., 380.65 feet by land of Sam W. Wood, now or formerly, to a field stone bound;
THENCE N. 01° 43' 35" E., 286.31 feet to a drill hole in a stone;
THENCE S. 75° 11' 18" W., 860.42 feet by other land of these grantors; hereinafter described, to drill hole in ledge;
THENCE S. 03° 38' 01" E., by land of Malvina Roy, now or formerly, 511.50 feet to a iron pipe;
THENCE S. 68° 20' 00" W., 561.00 feet to an iron pipe;
THENCE S. 21° 30' 18" E., 48.00 feet to a pipe set in concrete;
THENCE S. 32° 08' 18" E., 71.20 feet to field stone bound, the last two courses being by land of John M. Grady, et ux, now or formerly and land now or formerly of Harold F. Collins;
THENCE S. 19° 49' 42" E., 449.00 feet by said Collins land, and land now or formerly of Ronald J. Dunlop and Lillian Garelick, et al. to a lead plug in concrete on the northerly side of Hartford Avenue, West;
THENCE S. 80° 37' 00" E., 233.33 feet to a W.C.H. Bnd.;
THENCE by a curve to the left, radius 1967.00 feet for a curved distance of 157.06 feet to another W.C.N. Bnd.;
THENCE S. 85° 11' 30" E., 278.85 feet to a point;
THENCE by a curve to the right, radius 833.00 feet for a curved distance of 248.33 feet to the point of beginning, the last four courses being by the northerly side of Hartford Avenue, West.
CONTAINING 31.81 acres, more or less, according to "Plan of Land in Mendon, Mass. owned by Gilbert P. & Judith A. Powell, March 22, 1982" by Shea Engineering & Surveying Company, recorded Plan Book 498, Plan 34.

Subject to New England Power Service Co. easement over the southeasterly corner of the premises to maintain lines and poles through the premises.

PARCEL II:

Eight (8) acres of land, more or less, on the northerly side of Hartford Avenue to the rear of Parcel 1, which premises are described in deed of Lucy A. Darling, recorded in Book 1054, Page 291, of the Worcester District Registry of Deeds and are referred to in paragraph 3 of deed to Carl W. Taft, dated October 15, 1921, recorded Book 2256, Page 41.

PARCEL III:

Ten (10) acres of land, more or less, on the northerly side of Hartford Avenue situate to the rear of premises described as Parcel II herein, which premises are referred to in paragraph 2 in deed to Carl W. Taft, dated October 15, 1921, recorded with the Worcester District Registry of Deeds Book 2256, Page 41.

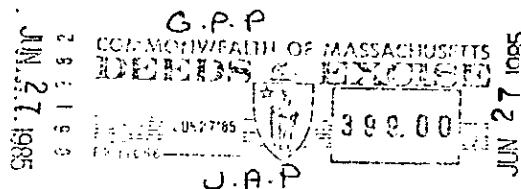
BEING Parcel I, II, and III of the premises conveyed to these grantors by deed of Carl M. Taft dated January 26, 1965, and recorded with the Worcester District Registry of Deeds Book 4539, Page 173.

Address of Property/Grantee: 29 W. Hartford Avenue
Mendon, MA. 01756

Witness RUK hands and seals this 31st day of May 1985

Gilbert P. Powell

Judith A. Powell



The Commonwealth of Massachusetts

Worcester, ss.

May 31, 1985

Then personally appeared the above named Gilbert P. Powell

and acknowledged the foregoing instrument to be

his free act and deed, before me

Jacob Oppewal (Notary Public - / Justice of the Peace)

My Commission Expires November 1, 1985

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 grantor 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.

Recorded JUN 27 1985 at *21.7* MK