

I, RITA M. FERREIRA

of Mendon, Worcester County, Massachusetts

being unmarried, for consideration paid, and in full consideration of \$115,000.00

grant to RICHARD C. CONWAY AND THERESA Y. CONWAY, husband and wife as tenants by the entirety, \*

of 32 Northbridge Rd., Mendon, Massachusetts 01756 with quitclaim covenants

therein:

[Description and encumbrances, if any]

**FIRST:** All the same premises conveyed by Walter J. Butler et ux to Robert J. Callahan et ux by deed dated June 28, 1961, and recorded in Worcester District Registry of Deeds, Book 4204, Page 68, and bounded and described in said deed as follows:

"A certain tract of land situated on the southerly side of Northbridge Road in said Mendon, being more particularly bounded and described as follows:

Beginning at a stake at the northeast corner of the granted premises in the southerly line of said Northbridge Road as most recently laid out by the County of Worcester and at the northwesterly corner of land now or formerly of one Carlson;

THENCE S. 2° 51' E. by a stone wall and said land now or formerly of said Carlson, 200.0 feet to a stake in said wall;

THENCE S. 87° 09' W., 100 feet to a drill hole in a rock;

THENCE N. 2° 51' W., 222.17 feet to a stake in the southerly line of said Road; the last two courses bounding on other land of Gideon Halsing, et ux.

THENCE S. 80° 21' E. by the southerly location line of said Road, 102.57 feet to the stake at the point of beginning.

Said premises are shown on plan entitled "Land in Mendon, Mass. Deeded to Walter J. Jr. & Patricia B. Butler by Gideon & Olga I. Halsing, August 11, 1956, by P. MacNevin", filed with Worcester District Deeds, Plan Book 218, Plan 122." Being the same premises conveyed by deed of Robert J. Callahan et al to Albino F. Ferreira et ux, dated 8/18/65 recorded in said Registry Book 4592, Page 210.

**SECOND:** All the same premises conveyed by deed of Gideon Halsing et ux to Albino F. Ferreira et ux, dated October 10, 1966, and recorded with Worcester District Registry of Deeds Book 4708, Page 94 and bounded and described in said deed as follows:

"A certain parcel of land situated in the Town of Mendon, Worcester County, Massachusetts, on the easterly side of a 40 foot right of way running southerly from the Northbridge Road as shown on a Plan of Gideon and Olga Halsing of land in said Mendon, Mass. dated September 1, 1966 by Paul V. Swanson, Surveyor, to be recorded herewith in the Worcester District Registry of Deeds, bounded and described as follows:

Beginning at an old drill hole in a rock on the easterly line of said 40 foot right of way and at the southwesterly corner of land of Albino F. Ferreira et ux;

thence by said Ferreira land N. 87° 09' E., 100 feet to land now or formerly of Maurice G. Carlson et ux;

thence by said Carlson land, S. 03° 35' E., 729.3 feet, more or less, to an iron pin in the corner of stone walls at land now or formerly of Russell Barrus, and land of said Gideon Halsing et ux as shown on said plan;

thence by said Halsing land S. 86° 25' W., 100 feet to an iron pin at other land of the grantors, being in the easterly line of said 40 foot right of way;

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thence by said land of said Halsing and the easterly line of said 40 foot right of way N. 03° 35' W., 730 feet, more or less, to the place of beginning.

Containing 1 2/3 acres, more or less."

Said plan is recorded in said Registry Plan Book 303, Plan 109.

Witness hand and seal this 27th day of April 1993  
*Rita M. Ferreira*

The Commonwealth of Massachusetts

Worcester ss. April 27, 1993

Then personally appeared the above named Rita M. Ferreira

and acknowledged the foregoing instrument to be her free act and deed, before me

*William A. Murray*  
WILLIAM A. MURRAY Notary Public - Justice Booked Box

My commission expires February 28, 1997

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MAY 2 1993  
Worcester  
Hobbs  
MPO  
TAX 524.40  
CASH 524.40  
EXCISE TAX  
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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.

ATTEST: WORC., Anthony J. Vigliotti, Register