

130948

DEED

We, **John J. Moriarty** and **Jeannette J. Moriarty** of 16 Northbridge Road, Mendon, Worcester County, Massachusetts in consideration of a sum less than

ONE HUNDRED (\$100.00) DOLLARS

grant to **David J. Moriarty** of 24 Capron Street, Uxbridge, Massachusetts; **Jacqueline Moriarty** of 23 Sherwood Drive, Milford, Massachusetts; **Ticia Low** of Inman Hill Road, Mendon, Massachusetts; **John J. Moriarty Jr.** of 1321 Buck Hill Road, Pascoag, Rhode Island; and **Brian J. Moriarty** of 1608 Indian Valley Road, Novato, California as **joint tenants with rights of survivorship** and not as tenants-in-common

with **QUITCLAIM COVENANTS**

A certain tract or parcel of land with the buildings thereon situated on the southerly side of Northbridge Road and being lots numbered six (6) and seven (7) on plan entitled "Windy Hill Plat Subdivision of Land owned by Albert L. & Helen H. Johnson, Mendon, Mass," dated September 1948, Francis J. Brennan, Surveyor, recorded with Worcester District Deeds, Plan Book 154, Plan 104, said lots being together further bounded and described as follows:

NORTHERLY by said Northbridge Road 150.00 feet;

EASTERLY by Lot numbered 8, as shown on said plan, 149.63 feet;

SOUTHERLY by Lots numbered 24 and 25 as shown on said plan, 150.00 feet; and

WESTERLY by Lot numbered 5, as shown on said plan, 150.00 feet.

CONTAINING 22,500 square feet, more or less.

The granted premises are subject to the following restrictions if still in force and effect:

Each lot shall be used only as a site for one dwelling house of not less than five rooms, Quonset Huts excluded, standing at least twenty-five (25) feet from the southerly line of said Northbridge Road. There may be erected on said lots a private automobile garage to be used in connection with such house, provided however that no garage shall be placed on said lots within twenty-five (25) feet from the southerly line of said Northbridge Road.

The grantors reserve a life estate interest in the premises conveyed.

Being the same premises conveyed to grantors by deed dated July 22, 1960 recorded in Book 4126, Page 406 at the Worcester Registry of Deeds.

Return: *Thomas Baker*
86 Church St.
Whitinsville, MA 01588

16 Northbridge Rd., Mendon

00 OCT 27 PM 2:35

Executed as a sealed instrument this 6th day of September, 2000

John J. Moriarty
John J. Moriarty

Jeannette J. Moriarty
Jeannette J. Moriarty

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

September 6 2000

Then personally appeared the above named John J. Moriarty and Jeannette J. Moriarty and acknowledged the foregoing to be their free act and deed, before me

Thomas J. Baker

Thomas J. Baker
Notary Public
My Commission Expires: June 26, 2003

ATTEST: WORC. Anthony J. Vigliotti, Register