

Statute Form of
Warranty Deed

Felix H. Bibeau et ux

TO

Lee P. McFarland et ux

WORCESTER REGISTRY DISTRICT,
RECEIVED FOR REGISTRATION

DEC 11 1936

10 o'clock 15 m. a. m.

19

at o'clock and minutes m.

Received and entered with

TRANSFER CERTIFICATE OF TITLE ISSUED

AND TRANSCRIBED INTO

REGISTRATION BOOK 12

BEING CERTIFICATE No. 2278 IN

WORCESTER REGISTRY DISTRICT.

Register

FROM THE OFFICE OF

Alfred B. Cenedella

3 Green Building

Milford, Mass.

We, Felix H. Bibeau and Albina Bibeau, husband and wife, both

of Sutton, Worcester County, Massachusetts

being ~~un~~married, for consideration paid, grant to Lee P. McFarland and Blanche M.

McFarland, husband and wife, both

of Whitinsville, as JOINT TENANTS,

with warranty covenants

~~THE LAND IS~~

[Description and encumbrances, if any]

that certain parcel of land with buildings thereon, situate in Mendon, in the County of Worcester and said Commonwealth, bounded and described as follows:

Northwesterly by the southeasterly line of a State Highway as shown on plan hereinafter mentioned eight hundred ninety-seven and 36/100 (897.36) feet;

Southeasterly on land now or formerly of Marcus W. Aldrich and land now or formerly of the Milford Uxbridge Street Railway Company, on two lines measuring together five hundred eighteen and 56/100 (518.56) feet; and

Southerly on said Street Railway land four hundred twenty-seven and 08/100 (427.08) feet.

All of said boundaries are determined by the Court to be located as shown upon plan numbered 1399E drawn by C. B. Humphrey, Engineer for the Court, dated December 16, 1935 as approved by the Court filed herewith and the above described land is shown as lot A1 on said plan.

Being the same real estate registered with the Worcester Registry District of Worcester County by Certificate of Title No. 2200.



We, Felix H. Bibeau and Albina Bibeau, husband and wife of said grantor, respectively

release to said grantee all rights of tenancy by the curtesy and dower and homestead and other interests therein.

Witness our hand and seal this

8th day of December, 1936.

Alfred B. Furedella (for both)

Felix H. Bibeau Albina Bibeau



The Commonwealth of Massachusetts

Worcester, ss.

December 8, 1936.

Then personally appeared the above named Felix H. Bibeau and Albina Bibeau

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

Alfred B. Furedella Notary Public Justice of the Peace

My commission expires December 17, 1937.

WEI, Lee P. McFarland and Blanche M. McFarland the persons named as owner in Certificate of Title No. 2278, issued by the Worcester Registry District of the Land Court, in which certificate my post office address is given as Whitinsville, Massachusetts hereby state and certify that my present post office address is Uxbridge Street, Mendon, Massachusetts

Lee P. McFarland
Blanche M. McFarland

COMMONWEALTH OF MASSACHUSETTS

Worcester, S.S. September 26, 1963. Then personally appeared the above named Lee P. McFarland and Blanche M. McFarland and made oath that the foregoing statement by them subscribed is true.

Before me,

Jacob Oppewal
ATTEST: WORC. Anthony J. Vigliotti, Register
~~Notary Public~~
Notary Public

1399E

Subdivision of Lot A shown on plan 1399A

Filed with Cert. of Title No. 169 Wor. Registry District of Worcester County

LAND IN MENDON

Scale 80 feet to an inch

Dec. 16, 1935

C.B. Humphrey, Engineer for Court.

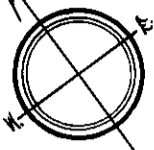
WORCESTER REGISTRY DISTRICT,
RECEIVED FOR REGISTRATION

DEC 26 1935

11 O'CLOCK 30 P.M.
Noted on Certificate No. 1399E
in Registration Book 11.

Separate certificates of title may be issued
for Lot A¹ as shown hereon

By the Court
Charles Bushworth
DEC. 16, 1935. Recorder.



HARTFORD PIKE

UXBRIDGE RD.

HIGHWAY

Marcus M. Aldrich

MILFORD & UXBRIDGE ST. RY. CO.

A¹

B.

STATE

N. 31° 41' 15" E.

248.81

R. 550.14

R. 3799.84

Chd. 139.53
N. 30° 36' 08" E.

509.02

Chd. 491.06
N. 58° 11' 38" E.

422.77

S. 25° 53' 30" W.

95.79

S. 14° 21' 15" W.

427.08

S. 74° 01' 57" W.

50.00

50.

Transfer Certificate of Title

No. 2200

From Original Certificate No. 169, Originally Registered August 16, 1907, in Registration Book 1 Page 169 for the Worcester Registry District of Worcester County.

This is to Certify that Felix H. Bibeau and Albina Bibeau both

of Sutton in the County of Worcester and Commonwealth of Massachusetts, married to each other

CANCELLED
SEE CERTIFICATE No. 2278

REGISTRATION BOOK 12

are the owners in fee simple as tenants by the entirety

of that certain parcel of land situate in Mendon

in the County of Worcester and said Commonwealth, bounded and described as follows:

Northwesterly by the southeasterly line of a State Highway as shown on plan

hereinafter mentioned eight hundred ninety-seven and 36/100

(897.36) feet;

Southeasterly on land now or formerly of Marcus W. Aldrich and land now or

formerly of the Milford and Uxbridge Street Railway Company, on

two lines measuring together five hundred eighteen and 56/100

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Southerly on said Street Railway land four hundred twenty-seven and 08/100

(427.08) feet.

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And it is further certified that said land is under the operation and provisions of Chapter ¹⁸⁵ ~~128~~ of the ^{General} ~~Special~~ Laws, and that the title of said Felix H. Bibeau and Albina Bibeau

to said land is registered under said Chapter, subject, however, to any of the encumbrances mentioned in Section ^{forty-six} ~~thirty-six~~ of said Chapter, which may be subsisting, ~~and subject to~~

WITNESS, CHARLES THORNTON DAVIS, ESQUIRE, Judge of the Land Court, at Worcester, in said County of Worcester, the third day of December in the year nineteen hundred and thirty-five at 3 o'clock and 30 minutes in the afternoon.

Attest, with the Seal of said Court,

Assistant Recorder.

Address of Owners: Sutton