

WE, ROBINSON M. BILLINGS and BETTY JANE BILLINGS, husband and wife,
of Mendon, Worcester County, Massachusetts

being married, for consideration paid, and in full consideration of ---\$32,000.00-----

grants to LAURENCE C. MAGNANTE and DOROTHY C. MAGNANTE, husband and wife, as tenants by the entirety, both of 3 Capitol Road, Milford, in said County, with quitclaim covenants

the land in said Mendon described as follows:

(Description and encumbrances, if any)

A certain parcel of land, together with the buildings thereon, situated on the northeasterly side of North Avenue in Mendon, bounded and described as follows:

Beginning at the southerly corner of the granted premises at a drill hole in the northeasterly line of North Avenue and at land now or formerly of one Hanley;

THENCE N. 28° 23' 00" W. by the northeasterly line of North Avenue, 122.00 feet to a stake at land now or formerly of one Birmingham;

THENCE N. 61° 07' 00" E., 200.79 feet to a concrete bound;

THENCE S. 40° 19' 40" E., 19.89 feet to a drill hole in a wall;

THENCE S. 34° 55' 30" W., 86.98 feet along said wall by land now or formerly of said Birmingham to a drill hole in the wall;

THENCE S. 34° 16' 30" W., 141.99 feet along said wall by land now or formerly of said Hanley to the point of beginning.

Containing 14,375 square feet.

Said premises are shown on two plans of land, the first entitled "Plan of Land in Mendon, Mass. owned by Raymond F. Birmingham, et ux. Jan. 1960 Scale 1" - 20' ", and the second entitled "Plan of Land in Mendon, Mass. Being Part of Land owned by Raymond F. Birmingham, et ux. November, 1961 Scale 1" - 20' Eastman & Corbett Inc., C.E.", both of which plans are filed with Worcester District Deeds, Plan Book 262, Plans 106 and 107, respectively.

Said premises are conveyed subject to rights concerning pipe lines as recited in deed from Jesse A. Esty to Northeastern Gas Transmission Company, dated September 15, 1953, recorded with said Deeds, Book 3543, Page 63, if the same affects the locus.

Being the same premises as conveyed to us by Deed of William C. Scott et ux., dated July 2, 1971, recorded with said Deeds, Book 5130, Page 196.



Witness our hand^s and seal^s this twentieth-fifth day of July 1975

Robinson M. Billings

Betty Jane Billings

The Commonwealth of Massachusetts

WORCESTER

ss.

July 25,

19 75

Then personally appeared the above named Robinson M. Billings and Betty Jane Billings

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

Marian L. Veaz
Marian L. Veaz Notary Public -- ~~RENEWED~~

My Commission Expires Aug. 4, 1978

Recorded AUG 11 1975 at 2 h. 17 m. P.M.