

PROPERTY ADDRESS: 77 North Main Street, Mendon MA

We, Laurence C. Magnante and Dorothy C. Magnante, husband and wife, both
of Mendon, Worcester County, Massachusetts.

in consideration of Forty Nine Thousand Nine Hundred and 00/100 (\$49,900.00)
subject to a mortgage hereinafter referred to, the principal balance
of which is, \$27,965.75, which the grantees agree and assume to pay.

grant to Robert V. Symonds and Mary Lou Symonds, husband and wife,
as tenants by the entirety and not as tenants in common.

of 77 North Avenue
Mendon, MA

with quitclaim covenants

the land in

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 Trans-
mission Company, dated September 15, 1953, recorded with said Deeds,
Book 3543, Page 63, if the same affects the locus.

Meaning and intending to convey and hereby conveying the same and all
the same premises as were conveyed to us by Deed from Robinson M.
Billings, et ux., dated July 25, 1975, and recorded with Worcester
County Deeds in Book 5774, Page 279.

This conveyance is subject to a mortgage to the Milford Federal
Savings and Loan Association dated August 8, 1975, recorded with
Worcester Deeds, Book 5774, Page 279, which mortgage has a current
principal balance of \$27,965.75 which mortgage the grantees herein
hereby assume and agree to pay.

Worcester
11 16
COMMONWEALTH OF MASSACHUSETTS
DEEDS EXCISE
OCT 30 1980
OCT 30 '80
50.16
PB. 11056

Executed as a sealed instrument this 28th day of October 19 80.

Laurence C. Magnante
Dorothy C. Magnante

The Commonwealth of Massachusetts

Worcester ss. October 28 1980

Then personally appeared the above named Laurence C. Magnante and Dorothy C. Magnante

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

Before me, *[Signature]*
Notary Public — Justice of the Peace
My commission expires Oct. 13 1983.

Recorded OCT 30 1980 at 2:47 m P. M.