

I, ROSE PERRON, widow

of Mendon

Worcester County, Massachusetts

~~for consideration paid, and in full consideration of \$300.00~~

grants to E. THEODORE GIATAS and LOUISE E. GIATAS, husband and wife as tenants by the entirety, both

of Cape Road, Mendon

with quitclaim covenants

the land in said Mendon, situate easterly of the easterly side of Massachusetts State Highway Route #140 which premises are shown on "Plan of land belonging to Samuel H. and Rose Perron" recorded ~~with the Worcester District Registry of Deeds Plan Book 154, Plan 11,~~ said premises being more particularly bounded and described as follows:

BEGINNING at the southwesterly corner thereof at the point where the easterly line of land now or formerly of Philip N. Smith et ux meets land now or formerly of Anesta, which point is one hundred fifty (150) feet, more or less, N. 60° 22' 10" E. from the easterly line of Massachusetts State Highway Route #140 measured along the southerly line of said Smith land;

THENCE N. 15° 57' 50" W. by land now or formerly of said Smith, and land now or formerly of Murphy, Nelson, Consoletti and Ferrari, seven hundred sixty-four and thirty hundredths (764.30) feet to land of these grantees shown as lot 15 on said plan;

THENCE southeasterly by land of these grantees as conveyed by deed of Leonard T. Perron et ux recorded Book 4597, Page 228 of said deeds to stake at or near the westerly bank of the Charles River;

THENCE southeasterly to the thread of the stream;

THENCE southerly by the thread of the stream three hundred twenty (320) feet, be the same more or less, to said land now or formerly of Anesta;

THENCE S. 60° 22' 10" W. by land of said Anesta to stake on the westerly bank of said river;

THENCE continuing S. 60° 22' 10" W. by land of said Anesta two hundred fifty-seven (257.00) feet to the point of beginning.

MEANING AND INTENDING to convey and hereby conveying all my remaining land on the easterly side of Massachusetts State Highway Route #140. For my title see deed of Reuben B. Rowe dated March 21, 1914 recorded Book 2049, Page 499 and deed of Lila B. Beaton dated May 3, 1932 recorded Book 2575, Page 330.

This conveyance creates no new boundaries and is made together with and subject to all rights and easements if such rights and easements are in force or affect the granted premises.

Mail address of grantees: P.O. Box 334
Mendon, Massachusetts 01756

~~with the Worcester District Registry of Deeds Plan Book 154, Plan 11,~~

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Handwritten scribbles

Witness my hand and seal this 15th day of June 1974

Jacob Oppenhal

Rose Perron

10125

The Commonwealth of Massachusetts

Worcester ss.

June 15, 1974

Then personally appeared the above named Rose Perron

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



Jacob Oppenhal
Notary Public
My Commission Expires November 27, 1978

Recorded JUN 19 1974 at 3h.33m. P.M.