

Book 10312
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WE, E. THEODORE GIATAS and LOUISE E. GIATAS, Husband and Wife, as Tenants by the Entirety, both of WINDJAMMER LANE, EASTHAM, BARNSTABLE County, Massachusetts

~~for consideration paid, and in full consideration of~~ LESS THAN ONE HUNDRED (\$100.00) DOLLARS-----NO REVENUE STAMPS REQUIRED----- grant to E. THEODORE GIATAS, Individually,

of WINDJAMMER LANE, EASTHAM, MA with quitclaim covenants

~~wherein~~ A certain tract or parcel of land situated in Mendon, in the COUNTY OF WORCESTER and COMMONWEALTH OF MASSACHUSETTS, off the easterly side of [Description and encumbrances, if any] Massachusetts State Highway Route #140 and being more particularly bounded and described as follows, to wit:-

BEGINNING at the northwesterly corner of the granted premises at the northeasterly corner of other land now or formerly of E. Theodore Giatas et ux, being those premises conveyed by Samuel H. Perron and Rose Perron to E. Theodore Giatas et ux by deed dated June 10, 1950, recorded with Worcester District Deeds, Book 3260 Page 159;

THENCE S. 15° 57' 50" E. by said other land now or formerly of E. Theodore Giatas et ux 200 feet to the southeasterly corner of said other land now or formerly of the said E. Theodore Giatas et ux;

THENCE S. 67° 23' 50" E. by remaining land now or formerly of the said Samuel H. Perron et ux 518 feet, more or less, to a stake at or near the bank of the Charles River;

THENCE continuing the same course to the thread of the stream;

THENCE northeasterly by the thread of the stream 168 feet, more or less to a point opposite a stake on the bank of said River;

THENCE N. 67° 23' 50" W. to said stake;

THENCE continuing the same course by land now or formerly of Samuel H. Perron et ux believed to be conveyed to A. Gordon Perron et ux 655 feet, more or less, to the point of beginning.

Said premises are conveyed subject to and with the benefit of any and all rights, rights of way, easements, reservations, restrictions, or other conditions of record insofar as the same may be in force and applicable.

For our title, see Deed recorded in Book 3821 Page 225 at the WORCESTER COUNTY REGISTRY OF DEEDS.

Witness our hands and seals this 12th day of DECEMBER 19 84.

E. Theodore Giatas
E. THEODORE GIATAS

Louise E. Giatas
LOUISE E. GIATAS

The Commonwealth of Massachusetts

BARNSTABLE,

ss.

12/12, 19 84.

Then personally appeared the above named E. THEODORE GIATAS and LOUISE E. GIATAS

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

Wm. D. Crowell

Notary Public — Justice of the Peace

WM. D. CROWELL

My Commission Expires 1/31, 1986

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

Recorded DEC 13 1984 at 9h. - m. A M