

*Book 10312
 Page 319*

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

~~XXXXXX~~ 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

the land in Mendon, in the COUNTY OF WORCESTER and COMMONWEALTH OF MASSACHUSETTS, situate on the easterly side of Massachusetts State Highway Route #140 in part being [Description and encumbrances, if any] lot numbered 15 on plan entitled Plan of Lots in Mendon, Massachusetts, owned by Samuel H. Perron and Rose Perron, recorded with Worcester District Registry of Deeds Plan Book 154 Plan 11, said premises being more particularly bounded and described as follows:

BEGINNING at a stake at the northwesterly corner of the premises to be conveyed on the easterly side of said Route #140 at land now or formerly of E. Theodore Giatas et ux;

THENCE N. 74°02' 10" E. by land now or formerly of E. Theodore Giatas et ux three hundred (300) feet to a point;

THENCE S. 67°23' 50" E. by land now or formerly of Samuel H. Perron et ux five hundred eighteen (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 southwesterly by the thread of the stream to a point opposite a stake at or near the bank of said river, the location of which stake is two hundred forty-five (245) feet distant from the southerly boundary of said land now or formerly of Samuel H. Perron et ux, measured at right angles thereto;

THENCE northwesterly to said stake;

THENCE northwesterly to the southeasterly corner of said lot numbered 15;

THENCE S. 74°02' 10" W. by land now or formerly of one Teed one hundred fifty (150) feet to a stake at said Route #140;

THENCE N. 15°57' 50" W. by the easterly side of said Route #140 one hundred (100) feet 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 4597 Page 228 at the WORCESTER COUNTY REGISTRY OF DEEDS.

Witness our hands and seals this 12th day of DECEMBER 1984.

E. Theodore Giatas
E. THEODORE GIATAS

Louise E. Giatas
LOUISE E. GIATAS

The Commonwealth of Massachusetts

BARNSTABLE, ss. 12/12, 1984

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

W.M.D. Crowell

Notary Public — Justice of the Peace

My Commission Expires W.M.D. CROWELL 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 9 h. - m. AM