

*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

~~wherein~~ for consideration paid, and in full consideration of -----LESS THAN ONE HUNDRED
(\$100.00) DOLLARS-----NO REVENUE STAMPS REQUIRED-----
grants 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 easterly of the easterly side of Massachusetts State Highway Route #140 which (Description and encumbrances, if any) 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 E. Theodore Giatas et ux shown as lot 15 on said plan;

THENCE southeasterly by land of E. Theodore Giatas et ux 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.

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 5519 Page 19 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

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 9 h. - m. AM