

Warren D. Taft 133883

230
less than

of 107 Hartford Avenue West, Mendon,

Worcester County, Massachusetts

for consideration paid, and in full consideration of One Hundred Dollars and No/100 (\$100.00)

grant to Warren D. Taft and Debra A. Mozart, as joint tenants,
of 107 Hartford Avenue West, Mendon, Massachusetts

with **QUITCLAIM COVENANTS**

[Description and encumbrances, if any]

For property description see Exhibit A attached hereto and incorporated herein by reference.

PROPERTY ADDRESS: 107 Hartford Avenue West, Mendon, MA

94 DEC - 2 AM 10: 29

Witness my hand and seal this 23rd day of November, 1994.

Warren D. Taft

THE COMMONWEALTH of MASSACHUSETTS

Worcester, ss.

November 23, 1994

Then personally appeared the above named Warren D. Taft and acknowledged the foregoing instrument to be his free act and deed, before me,

Sandra Kraege Higby
SANDRA KRAEGE HIGBY Notary Public

Notary Public

My Commission Expires July 21, 2000 My commission expires 19

(* Individual -- Joint Tenants -- Tenants in Common.)

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.

R006(2)

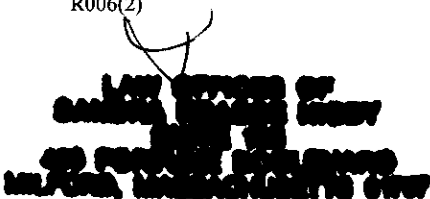


EXHIBIT A

The land in Mendon, County of Worcester, Massachusetts, with the buildings thereon situated on the northerly side of Hartford Avenue West, and being shown as Lot A on Plan entitled "Subdivision of Land, Mendon, Mass., owned by George P. Hutchinson et ux., July 1955, Scale 1"=50 feet", Eastman & Corbett, Inc., Civil Engineers, Milford, Mass., said Plan being filed with the Worcester District Registry of Deeds in Plan Book 209, Plan 107, bounded and described on said plan as follows:

Beginning at the southwesterly corner of the granted premises at a drill hole in a stone wall at said Hartford Avenue; thence

North 3° 00' East, 168.80 feet; thence

South 88° 20' East, 170.20 feet; thence

South 15° 50' East, 118.00 feet to said Hartford Avenue; thence

Westerly along said Hartford Avenue, 217.00 feet to point of beginning.

These premises are conveyed subject to an easement as stated in a deed to Stuart M. Applebey, et ux dated September 30, 1955 and recorded with Worcester District Registry of Deeds in Book 3718, Page 501.

For grantor's title see Will of E. M. Dianne Taft filed with the Worcester Probate Court, Case No. 93P2376-EP1.

PD359

ATTEST: WORC. Anthony J. Vigliotti, Register