

RETURN TO:  
David T. Pagnini, Esq.  
300 East Main Street  
Milford, MA 01757

110628

BOOK 18301 PAGE 35

DEED

I, Ralph M. Stafford, of Mendon, Worcester County, Massachusetts,

for consideration of LESS THAN ONE HUNDRED (\$100.00) DOLLARS,

grant to Ralph M. Stafford and Patricia A. Stafford, husband and wife, as tenants by the entirety,

of 107 Hartford Avenue West, Mendon, Massachusetts,

with quitclaim covenants

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 degrees 00' East, 168.80 feet; thence

South 88 degrees 20' East, 170.20 feet; thence

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

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

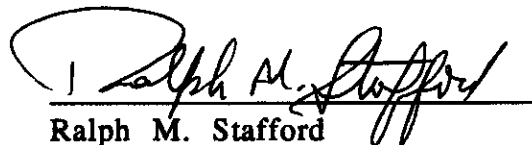
The premises are conveyed subject to an easement as stated in a deed to Stuart M. Applebey, et ux dated September 30, 1955 and recorded with Worcester District Registry of Deeds in Book 3718, Page 501.

For title reference of Grantor see deed dated May 12, 1995, recorded with Worcester Registry of Deeds in Book 17041, Page 120.

Property Address: 107 Hartford Avenue West, Mendon, MA

96 OCT -3 PM 1:04

WITNESS my hand and seal this 2nd. day of October, 1996.

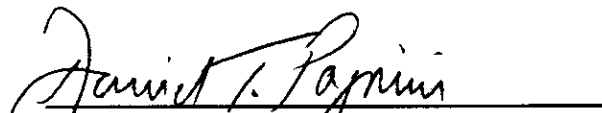
  
Ralph M. Stafford

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

October 2, 1996

Then personally appeared the above named Ralph M. Stafford and acknowledged the foregoing instrument to be his free act and deed before me,

  
David T. Pagnini, Notary Public  
My Commission Expires: 10/10/97

ATTEST: WORC. Anthony J. Vigliotti, Register