

B, 10347  
Pg. 46 + 47

We, Karlheinz A. Herbst and Erminia G. Herbst, husband and wife,  
both  
of Mendon, Worcester County, Massachusetts,  
~~being and acting~~ for consideration paid, grant to Walter J. Channing and Eunice G.  
Channing, husband and wife, tenants by the entirety, both

of said Mendon, with quitclaim covenants

~~the land in~~

~~to the heirs and assigns of the grantors~~

A certain tract or parcel of land, with the buildings thereon,  
situated on the southerly side of Hartford Avenue in said Mendon,  
and being more particularly bounded and described as follows:

Beginning at an iron pipe in the ground at the northeasterly  
corner of the granted premises on the southerly side of said Hartford  
Avenue at land now or formerly of one Romanovich, said iron pipe being  
131 feet westerly of an old stone wall at land formerly of one Gaskill;

THENCE S. 30° E. by said last mentioned land, 200 feet, more or  
less, to an iron pipe in the ground;  
THENCE westerly by said last mentioned land, 90 feet, more or  
less, to an iron pipe in the ground;  
THENCE continuing the same course westerly to land now or formerly  
of one Rosenfeld;  
THENCE N. 12° E. by said last mentioned land to the southerly side  
of said Hartford Avenue;  
THENCE easterly by the southerly side of said Hartford Avenue,  
46.5 feet, more or less, to an iron pipe; and  
THENCE continuing easterly by the southerly side of said Hartford  
Avenue, 90 feet, more or less, to the iron pipe at the  
point of beginning.

Being the same and all the same premises described in deed of  
John S. Washburn et ux. to us, dated December 14, 1957, recorded with  
Worcester District Registry of Deeds, Book 3913, Page 474.



husband and wife

~~tenants by the entirety~~  
~~and their heirs and assigns~~

Witness our hand and seal this 28th day of March 1962.

Karlheinz A. Herbst  
Erminia G. Herbst

The Commonwealth of Massachusetts

Worcester ss. March 28, 1962

Then personally appeared the above named Karlheinz A. Herbst and Erminia G. Herbst

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

Angelo J. Roberti

Notary Public  
Angelo J. Roberti  
My commission expires July 24, 1965



Recorded March 29, 1962 at 3h. 59m. P. M.