

WE, BERNARD DAWES and MAUREEN E. DAWES, husband and wife as tenants by the entirety, both of Mendon, Worcester County, Massachusetts

~~thing~~ for consideration paid, grant to ROYAL BUILDERS, INC., a Massachusetts corporation with an usual place of business in Mendon, Worcester County, ~~xxx~~ Massachusetts, with quitclaim covenants

Grantee address: North Avenue, Mendon, Mass.

~~xxx~~ A certain tract or parcel of land situated on the Westerly side of North Avenue in Mendon, Worcester County, Massachusetts, and being more particularly bounded and described as follows to wit:

(Description and encumbrances, if any)

Beginning at the northeasterly corner of the granted premises at the end of a stone wall on the westerly side of said avenue and at land of Mendon-Upton Regional School, which point is 3.75 feet distant N. 74° 29' 40" E. of a drill hole in said stone wall, thence S. 74° 29' 40" W. by said stone wall and land of the Mendon-Upton Regional School, 225.0 feet to a drill hole in said stone wall; thence S. 25° 13' 20" E. 200.0 feet to an iron pipe in the ground; thence No. 74° 29' 40" E. 225.0 feet to an iron pipe in the westerly line of said avenue, the last two courses bounding by other land of the grantor; thence N. 25° 12' 30" W. by said avenue, 197.65 feet to a Worcester County Highway Bound; and thence N. 24° 12' 20" W. by said avenue, 2.35 feet to the point of beginning.

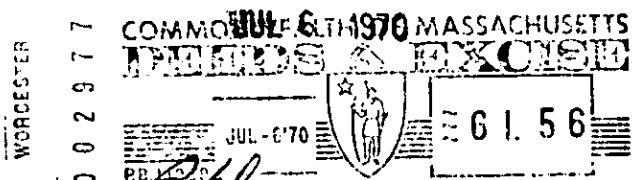
Containing 44,354 square feet more or less.

Said premises are shown on plan entitled Land of Emma B. Davenport, Mendon, Mass. dated June 11, 1966, by John R. Andrews, Jr. Surveyor to be recorded herewith.

For title see deed of Emma B. Davenport recorded in Book 4715, Page 259, Worcester Registry of Deeds, dated November 2, 1966.

Said premises are conveyed subject to a first mortgage to Milford Federal Savings and Loan Association, which mortgage grantee by acceptance of this deed does hereby agree to assume and to pay, present Bal. approx. \$23,000.00.

Consideration for this transaction is ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ \$50,000.00.



husband
wife

Witness OUR hand and seal this 30th day of June 1970

Bernard Dawes

Maureen E. Dawes

The Commonwealth of Massachusetts

Notary Public

June 30 1970

Then personally appeared the above named Bernard Dawes and Maureen E. Dawes

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

Shirley J. Federling Notary Public

My Commission expires 6/13 1973

Recorded July 6, 1970 at 9h. A. M.