

See Deed  
B.5834 P.198  
to correct

otherwise known as Bernard K. Dawes  
BERNARD DAWES, / Trustee of ROYAL REALTY TRUST under a declaration  
of trust dated September 18, 1970 and recorded Worcester Registry  
of Deeds Page 5068, Page 245 of  
of Milford, Worcester County, Massachusetts

~~for~~ for NOMINAL consideration paid  
grant to Judith Meloan of 11 Constantine Drive, Marshfield, Plymouth  
County, Massachusetts

of

with quitclaim covenants

~~to be~~ 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 N. 74° 29' 40" E. 225.0 feet  
to an iron pipe in the westerly line of said avenue, the last two courses  
bounding by land now or formerly of Emma B. Davenport; thence N. 25° 12'  
30" W. by said avenue, 197.65 feet to a Worcester County Highway Bound;  
and thence N. 24° 14' 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 a plan entitled, Land of Emma B. Davenport,  
Mendon, Mass. dated June 11, 1966, by John R. Andrews Jr., Surveyor,  
recorded with said Deeds in Plan Book 304, Plan 76.

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 pay.

For title of grantor see deed of Royal Builders, Inc. recorded said  
Deeds Book 5068, Page 259.

\_\_\_\_\_ husband  
\_\_\_\_\_ wife of said Grantor

release to said grantee all rights of tenancy by the curtesy and other interests therein  
dower and homestead

Witness my hand and seal this 14 14 day of JULY 19 72

Bernard K. Dawes  
Trustee of Royal Realty Trust

The Commonwealth of Massachusetts

Middlesex ss. JULY 14 19 72

Then personally appeared the above-named Bernard Dawes, Trustee as  
aforesaid

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

Alan Greenwald

My commission expires May 19, 1978 XXX

Justice of the Peace  
Notary Public

Recorded July 20, 1972 at 1h. 43m. P. M.