

We, Duncan P. Nichols and Nancy B. Nichols, husband and wife, both
 of Mendon, Worcester County, Massachusetts,
 in consideration of \$15,773.06

grant to Nancy B. Nichols

of 257 Blackstone Street, Mendon,
 Massachusetts

with quitclaim covenants

~~RECEIVED~~

TRACT I The land in Mendon, Worcester County, Massachusetts with the buildings thereon, on the southeasterly side of said Blackstone Street at land of Merton F. & Janet L. Barrows:

THENCE S. 52° E. by a stone wall at said Barrow's land, two hundred (200) feet to a point;

THENCE N. 23° E. one hundred fifty (150) feet by land of Vanderlinde and Waite to a point;

THENCE N. 52° W. still by said last-mentioned land, two hundred (200) feet to the southeasterly side of Blackstone Street;

THENCE S. 23° W. one hundred fifty (150) feet by the southeasterly side of Blackstone Street to the point of beginning.

CONTAINING 30,000 square feet of land, more or less.

EXCEPT water rights referred to in deed from Gaskill to Taft as recited in Book 2273 Page 403;

EXCEPT any rights of American Tel. & Tel. Co. or New England Tel & Tel Co. to construct, operate and maintain its lines over the granted premises if any such exist (see Book 2273) Page 403)

TRACT II The land in said Mendon situated on the southeasterly side of Blackstone St. bounded and described as follows:

Beginning at the southeasterly side of Blackstone St. at land of the said James W. Waite et ux; thence

SOUTH 52° East by other land of said Waite, 200 feet to remaining land of Evert VanderLinde et al; thence

NORTH 23° East by said remaining land of partnership, 25 feet to a point; thence

NORTH 52° West, 200 feet to said Blackstone St.; thence

SOUTH 23° West, 25 feet to the point of beginning.

Meaning and intending to convey and hereby conveying all the same premises conveyed by Larry J. Domingue et ux to Duncan P. Nichols et ux by deed dated June 20, 1974, and recorded with Worcester District Registry of Deeds, Book 5522, Page 208.

Said granted premises are conveyed subject to a mortgage note, secured by a mortgage deed from these grantors to Milford Federal Savings &

Loan Association, recorded in said Deeds, Book 4737, Page 176; said mortgage note originally in the sum of \$22,500.00 on which there is a principal balance due in sum of \$17,453.27 as of this date, which balance the grantee herein agree and assume to pay as part consideration for this deed; releasing and holding harmless the grantor from any and all obligations on said mortgage note secured by said mortgage deed as recited herein.

The grantee herein agree that in the event she conveys the premises herein granted the grantee will discharge the mortgage recited above at the time of said conveyance. And the grantee further agrees that in no event shall the grantee reconvey the granted premises herein subject to the mortgage recited above.

Said premises are conveyed subject to the real estate taxes for the current year which the grantee assumes and agrees to pay.

TRACT III All the same premises conveyed by Evert VanderLinde to Duncan P. Nichols et ux by deed dated April 20, 1977 and recorded with Worcester District Registry of Deeds, Book 6269, Page 89 and bounded and described on said deed as follows:

"that parcel of land in Mendon on the easterly side of Blackstone Street, a public way in Mendon, Worcester County, Massachusetts, being more particularly bounded and described as follows:

Beginning at a point at the northeasterly corner of the granted premises; thence

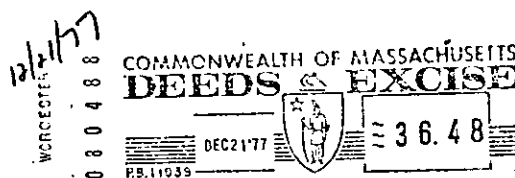
SOUTH 52° East, 67 feet along land of the grantor to a point;
thence

SOUTH 23° West, 175 feet along land of the grantor to a point;
thence

NORTH 52° West, 67 feet along land now or formerly of Janet L.
and Merton F. Barrows; thence

NORTH 23° East, 175 feet along land of said grantees to the point
of beginning.

Being Parcel 4 containing an area of 11,325 square feet, more or less, on a Plan entitled, "Compiled Plan of Land in Mendon, Mass., Property of Evert VanderLinde, Scale: 100 feet to an inch, Date: January 19, 1977, Guerriere and Halnon, Inc., Engineering and Land Surveying, 326 West Street, Milford, Mass.,", filed with the Worcester District Registry of Deeds, Plan Book 434, Plan 9."



Executed as a sealed instrument this 10th day of November 19 77
Duncan P. Nichols
Nancy B. Nichols

The Commonwealth of Massachusetts
Worcester, ss. November 10, 19 77
Then personally appeared the above named Duncan P. Nichols and Nancy B. Nichols

and acknowledged the foregoing instrument to be their free act and deed,
Before me, William A. Murray
WILLIAM A. MURRAY Notary Public - ~~XXXXXXXXXXXX~~
My commission expires Mar. 31, 19 83

Recorded DEC 21 1977 at 1 h. 17 m. PM