

I, FREDERICK E. POMEROY
of Mendon

Worcester County, Massachusetts,

in consideration of EIGHTY-FIVE THOUSAND FIVE HUNDRED (\$85,500.00) DOLLARS,
paid,

grant(s) to Douglas G. Quagliaroli of 14 Blackstone Street, Mendon,
Worcester County, Massachusetts,

Property Address: 14-16 Blackstone Street, Mendon, Massachusetts

with quitclaim covenants

The land in Mendon with the buildings thereon, 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 53° 08' 16" East, 269.35 feet and bounded by other land of the grantor
to a point;

THENCE South 25° 28' 19" West and bounded easterly by other land of the grantor,
154.42 feet to a point;

THENCE North 52° 00' 00" West and bounded southerly by said grantor's land, 267
feet to a point;

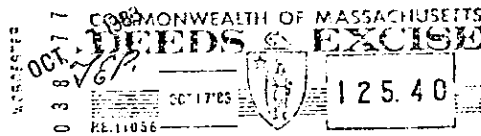
THENCE North 23° 00' 00" East and bounded westerly by said Blackstone Street,
134 feet;

THENCE North 34° 00' 00" East and bounded by said Blackstone Street, 16 feet to
the point of beginning.

Being Parcel 1, containing an area of 40,002 square feet, more or less,
on a Plan entitled: "Plan of Land in Mendon, Mass., Property of Evert Vanderlinde,
Scale: 30' to an inch, Date: November 10, 1975, Guerriere and Halnon, Inc.,
Engineering and Land Surveying, 326 West Street, Milford, Mass." filed with
Worcester District Deeds, Plan Book 418, Page 90.

Together with the right and easement in common with Evert Vanderlinde
and others to whom the said Vanderlinde may grant similar rights, to connect
into the water line leading from the well on other land of Vanderlinde lying
southerly of the granted premises, said water line being more particularly
shown on a Plan entitled "Plan of Land in Mendon, Mass., Property of Evert
Vanderlinde, Scale: 30' to an inch, Date: April 28, 1976, Guerriere and Halnon,
Inc., Engineering and Land Surveying, 326 West Street, Milford, Mass." and filed
in Plan Book 424, Plan 122.

Reserving to the said Vanderlinde, his heirs and assigns, an easement



ten feet wide leading from said well in a northerly and southerly direction as shown on said above-referred to Plan for the purpose of installing, repairing, replacing and maintaining a water line leading from said well in a northerly, southeasterly and northeasterly direction, all as shown on said Plan.

The cost of repairing, replacing and maintaining the main, common water line leading from said well is to be born equally by the owners of the herein granted premises and of the land presently of Vanderlinde lying northeasterly of the said granted premises. The connecting lines leading from the dwelling on the said granted premises and the said premises lying northeasterly thereof shall be the responsibility of the respective owners.

The cost of maintaining, repairing, replacing and operating the well and pump situated on the remaining land of the said Vanderlinde lying southerly of the granted premises shall be equally borne by the owners of the granted premises, the premises lying northerly and southerly thereof. Said amount is to be paid within fifteen days of receipt of any bills.

Being the same and all the same premises as were conveyed to Frederick E. Pomeroy and Elizabeth I. Pomeroy by deed of Evert Vanderlinde, dated May 25, 1976, recorded in Worcester District Registry of Deeds, Book 5944, Page 344.

The premises are conveyed subject to a mortgage with the Milford Federal Savings and Loan Association for \$42,300.00, recorded in Book 5444, Page 346, having a present balance recited as \$30,681.96, which mortgage the grantee herein assumes and agrees to pay and further, agrees to hold the Seller harmless with respect thereto.

The full consideration for this conveyance is \$85,500.00 of which \$30,681.96 is represented by the assumption of the above referred to mortgage.

Executed as a sealed instrument this fourteenth day of October 19 83

Frederick E. Pomeroy
Frederick E. Pomeroy

Commonwealth of Massachusetts

Worcester, SS.

October 14, 19 83

Then personally appeared the above-named

Frederick E. Pomeroy

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

before me, *ALDO B. CONSIGLI* Notary Public
ALDO B. CONSIGLI, Jr.

My commission expires December 5, 1986

Recorded OCT 17 1983 at 11:52 AM