

Affidavit  
B. 20894  
P. 111Property and  
GRANTEE(S) Address: 81 Hartford Ave. West, Mendon, MA 01756

I, Shirley A. Kempton

of Mendon, Worcester County, Massachusetts,  
, for the full consideration of less than \$100.00 paid

grant to Paul A. Kempton

of 81 Hartford Ave. West, Mendon, Massachusetts 01756

with quitclaim covenants ~~the land~~

FIRST PARCEL: A certain parcel of land located on the northerly side of Hartford Avenue west, in the town of Mendon, Mass., bounded and described as follows:

BEGINNING at a drill hole in a stone in the wall on the northerly side of Hartford Avenue west, at land of one Rogers:

THENCE N. 89° 05' W. two hundred two and twenty-seven (202.27) hundredths feet by the northerly side of Hartford Avenue west, to a drill hole in a stone in said wall at other land of Fred Kempton et ux:

THENCE N. 12° W. two hundred (200) feet to an iron pipe:

THENCE N. 78° E. one hundred forty-eight and eighty-four (148.84) hundredths feet to a pipe in the wall at land of said Rogers:

The last two courses being by land of Fred Kempton et ux:

THENCE S. 24° 23' E. two hundred thirty-five and forty (235.40) hundredths feet by said wall to a drill hole in a stone in said wall:

THENCE S. 4° 41' E. fifteen and one tenth (15.1) feet to the place of beginning.

The last two courses being by land of said Rogers:

Containing thirty-eight thousand (38,000) square feet of land more or less.

Being the same premises conveyed by deed of Fred L. Kempton et ux to Donald A. Kempton et ux, dated June 4, 1964, and recorded with Worcester District Registry of Deeds, Book 4471, Page 214.

For further reference see plan of land in Mendon, Mass., conveyed to Donald A. & Shirley A. Kempton by Fred Kempton et ux, said plan dated May 2, 1964, drawn by John Robert Andrews Jr. Surveyor, which plan is recorded in said Registry, Plan Book 281, Plan 25.

SECOND PARCEL A certain parcel of land located on the westerly side of Hartford Avenue, west, in the Town of Mendon, Massachusetts bounded and described as follows:

A certain parcel of land located on the westerly side of Hartford Avenue, west, in the Town of Mendon, Massachusetts bounded and described as follows:

BEGINNING at a point on the northerly side of Hartford Avenue, west at a drill hole in the stone wall at other land of the grantors:

THENCE: N. 8° 12' 30" W. five hundred seventy-six and fourteen (576.14) hundredths feet by and with land of the grantors to a drill hole in corner of wall:

THENCE: S. 51° 11' 30" E. ninety and twenty-eight (90.28) hundredths feet to a drill hole in said wall:

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THENCE: S. 41° 50' E. forty-seven and thirty-two (47.32) hundredths feet by and with said wall.

THENCE: S. 24° 23' E. two hundred seventy-seven and one (277.01) hundredths feet to an iron pipe in said wall: the last three lines being by land of or formerly of one Rogers:

THENCE: S. 78° 00' W. one hundred forty-eight and eighty-four (148.84) feet to an iron pipe being by land of the grantees:

THENCE: S. 12° 00" E. two hundred (200) feet by and with land of the grantees to the northerly side of said Hartford Avenue, west:

THENCE: N. 89° 05' W. by and with a stone wall on said Hartford Avenue west, thirty (30) feet to a drill hole in the wall being the point of beginning.

The above described premises contains forty-four thousand and four (44,004) square feet more or less.

Being the same premises as shown on plan of land in Mendon, Mass., to be conveyed to Donald A. Kempton and Shirley A. Kempton by Fred Kempton et ux by plan dated April 20, 1974 and drawn by John R. Andrews Jr., and is shown on said plan as parcel No. 2 which plan is recorded in said Registry, Plan Book 396, Plan 86.

Being the same premises conveyed by deed of Frederick L. Kempton et al to Donald A. Kempton et ux, dated May 2, 1974, recorded in said Registry, Book 5485, Page 224.

RESERVING, HOWEVER, a life estate to the said Shirley A. Kempton for the duration of her natural life.

Executed as a sealed instrument this 18th day of April 19 91

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\_\_\_\_\_  
\_\_\_\_\_ *Shirley A. Kempton*  
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**The Commonwealth of Massachusetts**

Worcester, ss. April 19, 19 91

Then personally appeared the above named Shirley A. Kempton

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

*Brian W. Murray*  
BRIAN W. MURRAY Notary Public  
My commission expires November 14, 1991

ATTEST: WORC., Anthony J. Vigliotti, Register.