4106

512

I, WILFRID REMILLARD, widower, formerly of Bellingham, Massachusetts,

now of Mendon, Worcester County, Massachusetts,

~~husband and wife~~, for consideration paid, grant to WILFRED CHICOINE and his wife CONSTANCE CHICOINE, as tenants by the entirety,

of Uxbridge, Massachusetts,

with ~~warranty covenants~~,

the land in MENDON, Worcester County, Massachusetts, described as follows:

(Description and encumbrances, if any)

A certain parcel of land located off the westerly side of Millville Road in the Lake Nipmuck section of said Town of Mendon, bounded as follows:

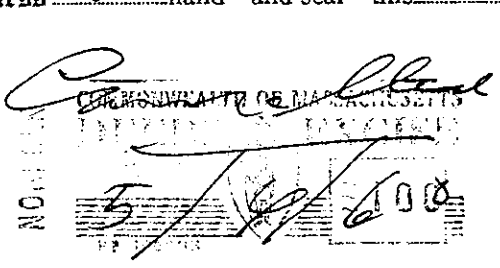
Beginning at the southwesterly corner of that certain parcel conveyed by Wilfrid and Leda Remillard to Carl and Mark Wagner by deed duly recorded with Worcester District Deeds, said point of beginning being 226 feet westerly from the westerly side of said Millville Road; thence running N. 88°- 20' W., bounded southerly by land now or formerly of Freeman and following a stone-wall, 387 feet to a drill hole on the wall at land now or formerly of Kinsley; thence with said wall and running northerly along said Kinsley land 488 feet for a drill hole at the corner of the wall; thence N. 33°- 49' E., still bounded by said Kinsley land, 338 feet for a corner; thence running along other land of the grantor in an easterly direction for a distance of about 195 feet to the southwesterly corner of that certain parcel conveyed by this grantor to the herein grantees Wilfred and Constance Chicoine by deed dated April 11, 1959, recorded Book 4016, Page 83; thence running S. 71°- 07' E. along said other land of the grantees 90.9 feet to land now or formerly of Donald E. Wells; thence southerly with said Wells land to a stone-wall; thence easterly, bounded northerly by said Wells land, and following a stone-wall, to a drill hole in wall at the aforesaid Wagner land; thence S. 8°- 56' W., bounded easterly by said Wagner land, 419.26 feet to the point of beginning. Being a portion of the premises conveyed to me and my late wife, Leda Remillard, by deed of Edward N. Kinsley, dated July 29, 1939, recorded Book 2752, Page 13.

For my title, see deed of Ella Champagne to Wilfrid Remillard and Leda Remillard, as tenants by the entirety, dated August 21, 1940, recorded Book 2817, Page 453; the said Leda Remillard died on Feb. 21, 1958, as evidenced by death certificate duly recorded with Worcester District Deeds.

I, Wilfrid Remillard, hereby covenant that I have ~~husband~~ wife not remarried.

~~and release to said grantee all rights of homestead and other exemptions herein~~

Witness my hand and seal this third day of May, 19 60.



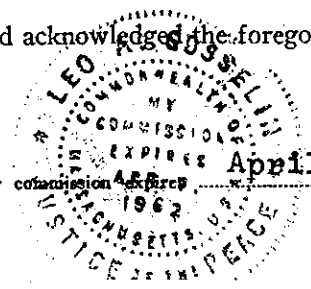
Wilfrid Remillard

The Commonwealth of Massachusetts

Norfolk ss. May 3, 19 60.

Then personally appeared the above-named Wilfrid Remillard

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



Leo A. Gosselin
Justice of the Peace

My commission expires April 7, 19 62.

Recorded May 6, 1960 at 8h. 30m. A. M.