

We, Edward T. Mickey, III and Ruth M. Mickey, husband and wife, both of Mendon, Worcester County, Massachusetts in consideration of -----FIFTY TWO THOUSAND FIVE HUNDRED (\$52,500.00)--- of which \$35,483.21 is the principal balance of a mortgage herein referred to which the grantees hereby agree to assume and pay.

grant to Michael A. Yashin and Mary L. Yashin, husband and wife, as tenants by the entirety and not as tenants in common.

of 31 Elm Street, Apt. #5, Foxboro, MA with quitclaim covenants

~~the same~~

The land with the buildings thereon, situated in Mendon, Worcester County, Massachusetts, on the westerly side of Blackstone Street, bounded and described as follows:

THENCE N. 70° W., with said stone wall and said Cook land, 42.29 feet to a point; THENCE N. 62° 53' W., with stone wall and said Cook land, 172.11 feet to a point; THENCE N. 71° 37' W., with wall and said Cook land, 154.62 feet to a drill hole in wall; THENCE S. 04° 49' W., with land now or formerly of Homer E. Tougas et ux., 288.22 feet to a stake at the beginning of a wall; THENCE S. 64° 04' E., with stone wall, 142.65 feet to corner of walls; THENCE S. 86° 32' E., 314.76 feet to stake at wall on the west side of said street; the last two (2) courses bounded on land now or formerly of Homer E. Tougas et ux.; and THENCE N. 19° 06' W., with said street, 240.18 feet to the point of beginning.

Containing 2.47 acres, more or less.

For a more particular description of the granted premises, see "Plan of Land in Mendon, Mass. of Homer E. Tougas and Jacqueline Tougas, dated July 30, 1968," Paul V. Swanson, Surveyor, recorded with Worcester District Deeds, Plan Book 327, Plan 77.

Said premises are conveyed subject to 20' wide easement for cables and conduits granted to American Telephone and Telegraph Company by Deed dated January 30, 1967 recorded with said Deeds, Book 4735, Page 490, so far as the same is now in force and applicable.

Meaning and intending to convey and hereby conveying the same and all the same premises as were conveyed to us by Deed of Edward T. Mickey, III, recorded with said Deeds, Book 6579, Page 22, dated October 2, 1978.

The grantees hereby agree to assume and pay, together with any municipal taxes, liens or betterments, a mortgage given to the Milford Federal Savings and Loan Assoc. dated July 17, 1978, recorded with said Deeds in Book 6512, Page 354, the principal balance of said mortgage is \$35,483.21.

143 Blackstone Street, Mendon, Massachusetts

Executed as a sealed instrument this 23rd day of June 19 80.

Edward T. Mickey, III
Ruth M. Mickey

NOTARY PUBLIC
JUN 24 1980

The Commonwealth of Massachusetts

Worcester ss.

June 23 1980

Then personally appeared the above named Edward T. Mickey, III and Ruth M. Mickey, husband and wife

and acknowledged the foregoing instrument to be their free act and deed.

Before me *Alfred B. Cenedella, Jr.*
Notary Public
My commission expires Oct. 13 1983.

Recorded JUN 24 1980 at 11:23m. AM.