BOOK 8299 PAGE 356

We, James E. Benoit and Brenda M. Benoit, husband and wife, both of Mendon, Worcester County, Massachusetts in consideration of EIGHTY-SIX THOUSAND FIVE HUNDRED ($86,500.00) DOLLARS as follows: in cash and by assumption of a first mortgage, hereinafter referred to: cash: $63,401.31 ; mortgage assumed: $ 23,098.69

grant to Jay W. Taintor and Linda M. Taintor, husband and wife, as tenants by the entirety

of 32 Neck Hill Road, Mendon, Worcester County, Massachusetts with quitclaim covenants

A certain parcel of land, with the buildings thereon, containing 41,641 square feet, more or less, situated on the northerly side of Neck Hill Road and being Lot #1 on Plan of Land of Norman L. Cox, Mendon, Mass., dated May 1, 1972, John R. Andrews, Jr. Surveyor, recorded with Worcester District Registry of Deeds, Plan Book 366, Plan 53, said lot being further bounded and described as follows:

BEGINNING at the southeasterly corner of the lot hereby described at drill hole in stone wall on the northerly side of said road and at land formerly of Yanski;

THENCE N. 60° 18' W., with stonewall and said Neck Hill Road, 150 feet to drill hole in stone in stonewall at corner of Lot #2 on said plan;

THENCE N. 30° 30' E., with Lot #2 on said plan, 282.28 feet to an iron pipe at land now or formerly of said Norman L. Cox;

THENCE S. 57° 30' 55" E., with said Cox land, 150.09 feet to an iron pipe at said land formerly of Yanski;

THENCE S. 30° 30' W. with said Yanski land 275 feet to the point of beginning.

Said premises are conveyed subject to a first mortgage and the Note securing same, with the Milford Savings Bank in the amount of $23,098.69 which the grantees hereby assume and agree to pay as part of the consideration for this transfer.

Meaning and intending to convey and hereby conveying the same and all the same premises as were conveyed to us by deed of Richard R. Canzano, dated December 26, 1973 and recorded with Worcester District Registry of Deeds, Book 5414, Page 505.

Executed as a sealed instrument this 19th day of July 1984

James E. Benoit

Brenda M. Benoit

The Commonwealth of Massachusetts

Worcester ss. July 19, 1984

Then personally appeared the above named James E.Benoit and Brenda M. Benoit and acknowledged the foregoing instrument to be their free act and deed.

Before me, Richard V. Fitzgerald
Notary Public
My commission expires 11/12 19-87

PROPERTY ADDRESS: 32 Neck Hill Road, Mendon, MA 01756

Nelson & O'Connell #11,560-A

Recorded JUL 31 1984 at 12m P M