

I, Albert J. Shaheen,

of 37 North Avenue, Mendon, Worcester

County, Massachusetts,

being unmarried, for consideration paid, and in full consideration of two hundred fifty-five thousand (\$255,000.00)

grant to John David Banks and Pamela Joan Banks, Husband and Wife, as Tenants by the Entirety

of 32 Johnson Road, Sutton, Worcester County

with quitclaim covenants

the land in Mendon

[Description and encumbrances, if any]

BEGINNING at a Worcester County Highway Bound on the northeasterly side of North Avenue opposite station 50+55.00;

THENCE by a curve to the right having a radius of 3970.00 feet for a distance of 149.45 feet to land of one Beliveau;

THENCE N 35° 17' 06" E, 278.06 feet by said Beliveau land to a point;

THENCE N 34° 15' 51" E, 21.94 feet to a point;

THENCE S 58° 22' 39" E, 200.37 feet to a point;

THENCE S 35° 17' 06" W, 300.00 feet to a point on the northeasterly side of North Avenue;

THENCE N 59° 11' 25" W, 50.55 feet to the point and place of beginning.

CONTAINING 60,019.78 square feet of land, more or less, and shown on a plan entitled Plan of Land in Mendon, Mass. owned by Albert J. Shaheen, Scale 1" = 40' dated November 24, 1986 by Andrews Survey & Engineering Inc., Uxbridge, MA. REVISED May 21, 1987 and recorded with the Worcester District Registry of Deeds Plan Book 586, Page 122.

SUBJECT to a thirty foot rounding easement as shown on said plan.

SUBJECT to a 10 foot wide grading easement along southeasterly side of said lot.

Being a part of the premises conveyed to Albert J. Shaheen by deed of Karen M. Brennan, dated November 13, 1986 and recorded with the Worcester District Registry of Deeds, Book 9967 Page 44.

Witness my hand and seal this 1st day of March, 1988

X Albert J. Shaheen

Property Address: 43 North Avenue, Mendon, MA 01756

MAR 31 1 10 PM '88

The Commonwealth of Massachusetts

Worcester,

ss.

March 1

1988

Then personally appeared the above named Albert J. Shaheen

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

Thomas J. Mazurek, Esq.

Notary Public - Justice of the Peace

My commission expires May 14,

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WMA:FCFR

108654

COMMONWEALTH OF MASSACHUSETTS DEEDS EXCISE



WAC 44397

Joint Tenants - Tenants in Common

AS AMENDED BY CHAPTER 497 OF 1969

endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

ATTEST: WORC., Anthony J. Viglietti, Register