

We, Frank R. DeCoster and Susan J. DeCoster, both  
of Mendon,

Worcester County, Massachusetts,  
for the full consideration of less than One Hundred Dollars (\$100.00) paid  
and in full satisfaction of Judgment of Divorce NISI in the Worcester  
Probate Court dated November 19, 1991, Docket Number: 91D-0148

grant to Susan J. DeCoster

of Mendon, Worcester County, Massachusetts

with quitclaim covenants the land in

A certain tract or parcel of land situated on the easterly side  
of Mowry Street in Mendon, Worcester County, Massachusetts, and being  
shown as Lot 4 on a plan entitled, "Land of Arthur J. Ober, Jr. and  
Curtiss K. Chapman in Mendon, Mass. "Scale 1" - 60' dated September 13,  
1985 by Andrews Survey & Engineering, Inc., Uxbridge, Massachusetts,  
said plan recorded in Worcester District Registry of Deeds, Plan Book  
542, Plan 124 and being more particularly bounded and described  
according to said plan as follows:

COMMENCING at a drill hole on the easterly side of Mowry Street  
at land now or formerly of Irons;

THENCE N. 08° 26' 02" W. by the easterly side of Mowry Street  
201.20 feet to a point at Lot 3 as shown on said plan;

THENCE S. 58° 26' 02" E. 40.00 feet to a point;

THENCE N. 80° 16' 21" E. 663.56 feet to a point at land now or  
formerly of Austin A. and Augusta Labastie, the two previous courses  
being bounded by said Lot 3;

THENCE S. 22° 51' 20" W. by said Labastie land 385.00 feet to a  
fence post in a meadow at land now or formerly of Irons;

THENCE N. 58° 01' 51" W. 238.47 feet to a point;

THENCE N. 84° 13' 20" W. 62.00 feet to a point;

THENCE S. 00° 32' 40" W. 25.62 feet to a point;

THENCE S. 80° 11' 40" W. 248.45 feet to a drill hole on the  
easterly side of Mowry Street at the point of beginning, the previous  
four (4) courses being bounded by land of Irons;

Said premises are conveyed subject to an easement to New England  
Power Company as shown on said plan as recited in instruments dated  
November 1, 1924 and April 18, 1927 recorded in Worcester District  
Registry of Deeds in Book 2352, Page 591 and Book 2435, Page 41,  
respectively.

Said premises are conveyed subject to real estate taxes for the  
current fiscal period which taxes the grantees herein assumes and agree  
to pay as part of the consideration for this conveyance.

Being the same premises conveyed to Frank R. DeCoster and Susan J.  
DeCoster from Arthur J. Ober, Jr., and Curtiss K. Chapman dated October  
17, 1985 as recorded in the Worcester Registry of Deeds, Book 9005, Page  
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Executed as a sealed instrument this 13th day of February 19 92

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FRANK R. DeCOSTER

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SUSAN J. DeCOSTER

The Commonwealth of Massachusetts

Worcester ss. February 13, 19 92

Then personally appeared the above named Frank R. DeCoster

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

Before me, Lee G. Ambler Notary Public

My commission expires 2/21/95

GRANTEE(S) ADDRESS: 69 MOWRY STREET, MENDON, MA


FEB 25 11 10 AM '92

COMMONWEALTH OF MASSACHUSETTS

Worcester, SS.

February 13, , 1992

Then personally appeared the above-named Susan J. DeCoster and acknowledged the foregoing instrument to be her free act and deed,

before me,  Notary Public  
MICHAEL J. McMANUS, ESQUIRE  
My Commission Expires: 5/15/92

ATTEST: WORC., Anthony J. Vigliotti, Register