Recorded JUN 1 8 1973 at 3 h 55m. P.M.

WE. FRANCIS J. FINO and THELMA L. FINO, husband and wife, both

of Mendon,

Worcester County, Massachusetts,

xhemicum views for the full consideration of \$31,500.00 * * *

baid

grant to EDWARD C. MITCHELL and ROBERTA F. MITCHELL, husband and wife, as tenants by the entirety, both

of North Avenue

said Mendon,

with quitrlaim rournants the law All the premises conveyed by Louis R. Hickmott and Evelyn M. Hickmott, to Francis J. Fino and Thelma L. Fino, by Deed dated March 15, 1954, recorded with Worcester District Registry of Deeds, Book 3576, Page 487, and bounded and described in said Deed as follows:

"A certain tract or parcel of land situated on the northerly side of a State Highway leading from Mendon to Uxbridge, sometimes called Maple Street, sometimes called Hastings Street, and formerly known as the Old Turnpike Road in said Mendon and being more particularly bounded and described as follows, to wit: -

Beginning at a stake in the northerly location line of said Highway as laid out and relocated in 1949, said stake being 337.0 feet distant N. 89° 29' 34" E. from a stake at end of wall and land of one Hazard, thence N. 89° 29' 34" E. by the northerly line of said Highway 125.0 feet to a stake at other land of the grantors, said stake being 25.0 feet distant measured S. 89° 29' 34" W. of a Massachusetts State Highway bound; thence N. 0° 30' 26" W. by other land of the grantors 110.80 feet to a stake; thence N. 78° 55' 26" W. by other land of the grantors 127.60 feet to a stake; thence S. 0° 30' 26" E. by other land of the grantors 136.42 feet to said Highway at the point of beginning.

Being a portion of the premises conveyed to us by deed of John A. Kelly et alii, dated January 23, 1953, and recorded with Worcester District Deeds, Book 3480, Page 14."

AND, all the premises conveyed by Louis R. Hickmott and Evelyn M. Hickmott to Francis J. Fino and Thelma L. Fino, by Deed dated June 11, 1962, recorded with Worcester District Registry of Deeds, Book 4295, Page 301, and bounded and described in said Deed as follows:

"Two certain tracts or parcels of land situated on the northerly side of a State Highway leading from Mendon to Uxbridge, sometimes called Maple Street, sometimes called Hastings Street, and formerly known as the Old Turnpike Road in said Mendon, and being more particularly bounded and described as follows, to wit: -

FIRST PARCEL: Beginning at an iron pipe at the southeasterly corner of the granted premises in the northerly location line of said Highway and at other land of the grantees;

THENCE

N. 00° 30' 26" W. by said grantees' other land 136.42 feet to an iron pipe;

THENCE

S. 89° 29' 34" W. 28 feet to a stake;

THENCE

S 00° 30' 26" E. 136.42 feet to a tack in a fence rail in the northerly location line of said Highway, the last two lines bounding by other land of the grantors; and

THENCE

N. 89° 29' 34" E. by said location line 28 feet to the iron pipe at the point of beginning.

Being parcel No. 1 on Plan hereinafter mentioned.

SECOND PARCEL: Beginning at a point at the southwesterly corner of the granted premises in the northerly location line of said Highway and at other land of the grantees;

THENCE

N. 00° 30' 26" W. by said grantees' other land 110.80 feet to an

iron pipe;

THENCE

S. 13° 05' 04" E. by other land of the grantors 113.58 feet to a Massachusetts Highway bound in the northerly location line of said

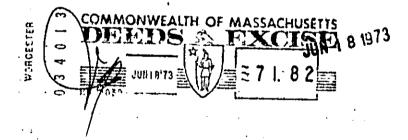
highway; and

THENCE

S. 89° 29' 34" W. by said location line 25 feet to the point of beginning.

Being Parcel No. 2 on Plan entitled Land in Mendon, Mass. deeded to Francis J. & Thelma Fino by Louis R. & Evelyn N. Hickmott dated June 21, 1961, by P. MacNevin, to be filed house the Book 265, Page 19

Being a portion of the premises conveyed to us by Deed of John A. Kelley et alii dated January 23, 1953, and recorded with Worcester District Deeds, Book 3480, Page 14."



Executed as a sealed instrument this	18th	day of	June	19	73
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The Commonwealth of Massachusetts

Worcester,

68.

June 18, ₁₉ 73

Then personally appeared the above named

Francis J. Fino

and acknowledged the foregoing instrument to be

his

free act and deed, before me

PETER S. CASEY,

My commission expires February 21, X 19 75

Notary Public

END OF

INSTRUMENT