

We, EDWARD C. MITCHELL and ROBERTA F. MITCHELL, husband and wife,  
both

of Mendon Worcester County, Massachusetts,

in consideration of SIXTY FIVE THOUSAND DOLLARS (\$65,000.00)

grant to JOHN E. QUIRK, JR. and JANET I. QUIRK, husband and wife,  
as tenants by entirety and not as tenants in common

of 5 Uxbridge Road  
Mendon

with quitclaim covenants

the land in Mendon, Worcester County, Massachusetts, which land being  
in three parcels, is bounded and described as follows:

FIRST PARCEL

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 measures 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.

SECOND PARCEL, which consists of two parcels 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 know 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  
and 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 to the northerly location line of said Highway, the last two lines bounded 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 a point at the southwesterly corner of the granted premises in the northerly location line of said highway at other land of the grantees;

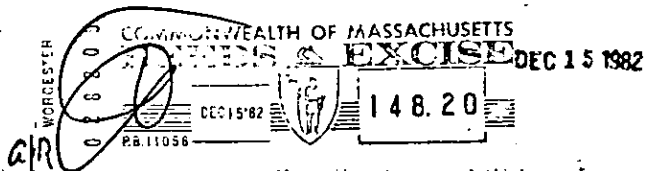
THENCE N. 00° 30' 26" W. by said grantees' other land 110.80 feet to an iron pipe;

THENCE S. 13° 05' 04" E. by other land of the grantors 115.58 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.

Said Plan being recorded with the Worcester District Registry of Deeds at Book 265, Page 29.

Meaning and intending to convey and hereby conveying the same and all the same premises as were conveyed to us by deed from Francis J. Fino and Thelma L. Fino dated June 18, 1973 and recorded with the Worcester District Registry of Deeds at Book 5351, Page 393.



Executed as a sealed instrument this 10th day of December 19 82

*Edward C. Mitchell*  
 EDWARD C. MITCHELL

*Roberta F. Mitchell*  
 ROBERTA F. MITCHELL

The Commonwealth of Massachusetts

Worcester ss. December 10 19 82

Then personally appeared the above named Edward C. Mitchell and Roberta F. Mitchell

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

*Alfred B. Cenedella*  
 Before me, Alfred B. Cenedella, II Notary Public — My commission expires December 20 19 85

Recorded DEC 15 1982 at / hsm/PM