

I, George W. Phipps,

of Mendon,

Worcester County, Massachusetts.

being ~~un~~married, for consideration paid, grant to myself the said George W. Phipps and Shirley E. Phipps, husband and wife as tenants by the entirety, both of said Mendon,

with QUITCLAIM covenants
FIRST PARCEL

A certain tract or parcel of land, with the buildings thereon, situated on the easterly side of George Street in said Mendon and being the same and all the same premises as were conveyed to George W. Phipps by deed of Arthur V. Pond et alii. dated March 22, 1956 recorded with Worcester District Deeds, Book 3777, Page 173 and therein bounded and described as follows, to wit:-

"Beginning at the northwesterly corner of the granted premises at a drill hole on wall at said George Street and remaining land of these grantors; THENCE S. 53° 00' E. 303.65 feet by remaining land of these grantors to a stake at other land of these grantors; THENCE S. 36° 00' W. 150 feet by other land of these grantors to a stake at other land of these grantors; THENCE N. 53° 00' W. 300 feet in part by remaining land of these grantors and in part by land of one Crooker to a drill hole in wall at said George Street; THENCE N. 36° 00' E. 150 feet, more or less, by said wall and said George Street to the point of beginning.

The aforementioned tract consists of an area of 45,000 square feet set forth on plan hereinafter mentioned.

The foregoing premises are shown and set forth on Plan of Land Deeded to George W. Phipps by Arthur V. Pond et al Mendon, Mass. G. L. Dalrymple, Surveyor February 15, 1956."

Said plan being filed with said Deeds, Plan Book 216, Plan 5.

SECOND PARCEL

A certain triangular tract or parcel of land, with the buildings thereon, situated on the easterly side of George Street in said Mendon and being the same and all the same premises as were conveyed to George W. Phipps by deed of Arthur V. Pond et alii. dated June 14, 1960 recorded with Worcester District Deeds, Book 4195, Page 59, and therein bounded and described as follows, to wit:-

"Beginning at a drill hole in wall on said easterly side of George Street which point is the northwesterly corner of other land of this grantee; thence

N. 36° E. by said George Street 50 feet to an iron pin at other land of these grantors; thence S. 43° 01' E. 304.68 feet to a stake at other land of these grantors; thence N. 53° W. 300 feet by other land of this grantee to drill hole in wall at the place of beginning.

Meaning and intending to hereby convey a portion of the first parcel described in Deed of Louise F. Griffith to Arthur V. Pond, Anna H. Pond and Clara W. Pond, dated May 20, 1940, and recorded with Worcester District Deeds, Book 2775, Page 472.

The aforementioned parcel is shown and set forth on plan of Land in Mendon Mass. deeded to George W. Phipps by Arthur V. Pond et al., April 28, 1960, P. MacNevin."

Said plan being filed with said Deeds, Plan Book 255, Plan 123.

(Consideration being less than One Hundred Dollars no documentary revenue stamps are hereto affixed.)

4507

427

Dis. of Tax Lien
B. 4291
P. 41

4507

428

I, Shirley E. Phipps,
George W. Phipps,

~~husband~~ of said grantor,
wife

release to the grantee all rights of ~~tenancy by the entirety~~ and other interests in the granted premises.
dower and homestead

Witness our hands and seals this sixth day of October 1964

George W. Phipps
Shirley E. Phipps



Commonwealth of Massachusetts

WORCESTER, ss.

October 6, 1964

Then personally appeared the above-named George W. Phipps

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

J. Lawrence Doyle
J. Lawrence Doyle, Notary Public

My commission expires March 3, 1967

Recorded Oct. 8, 1964 at 10h. 22m. A. M.

■ END OF INSTRUMENT ■

October 7 1964.

To the Register of Deeds for the County of Worcester

~~To the Assistant Recorder for the~~ Worcester District ~~Registry District~~
~~of the County of~~

The attachment of the real estate (in said county) of

JOSEPH KUNKEL Defendant,

made on the 18th day of July 1964.

in an action commenced in the

FIRST DISTRICT COURT OF SOUTHERN WORCESTER Court

by RICHARD KIRK Plaintiff,

duly recorded in the said Registry of Deeds in Book 4482, Page 558

~~registered in said Registry District of the County of~~ ~~Worcester~~ ~~and~~ ~~Book~~ ~~Page~~ ~~is hereby discharged as to~~

~~Lot 17/only.~~

on plan recorded in Worcester District Deeds, Plan Book 275, Plan 32

John E. Anastasi

John E. Anastasi
Attorney for the Plaintiff