

We, DAVID T. SHANAHAN and MARY L. SHANAHAN, husband and wife of
56 George Street, Mendon and 32 Williams Street, Upton, both

of Worcester County, Massachusetts,

in consideration of Less than \$100 and in full satisfaction of a
Separation Agreement executed February 1, 1992
incident to a pending divorce

grant to DAVID T. SHANAHAN

of 56 George Street
Mendon, MA

with quitclaim covenants

~~XXXXXXXXXX~~

PARCEL I

The land together with the building thereon located in
Mendon, Worcester County, Massachusetts and which is more
particularly bounded and described as follows:

BEGINNING: at a drill hole on the northerly side of George
Street at remaining land of Arthur V. Pond et als;

THENCE North 27° 27' West one hundred fifty-eight and
thirty-two hundredths (158.32) feet to a stake at
other land of Arthur V. Pond et als;

THENCE North 43° 50' East seventy-two and twelve
hundredths (72.12) feet to a stake at other land of
Arthur V. Pond et als;

THENCE South 37° 30' East one hundred fifty-one and eighty
four hundredths (151.84) feet to a drill hole at
said George Street;

THENCE South 43° 50' West along said George Street one
hundred (100) feet to the point of beginning

The above premises are shown on a plan of lots in Mendon,
Mass., owned by Arthur V. Pond et ali, dated June 7, 1949, and
drawn by Arthur H. Fitzgerald C.E., *Plan Book 242, Plan 61.*

PARCEL II

The land located on the northerly side of George Street in
Mendon, Worcester County, Massachusetts and which is more
particularly bounded and described as follows:

BEGINNING at a drill hole on the wall at the southeasterly
corner of other land of said Holt on said George
Street;

THENCE North 37° 30' West by other land of said Holt one
hundred fifty-one and eighty-four hundredths
(151.84) feet to an iron pipe at remaining land of
Arthur V. Pond et als, now or formerly;

Property Address: 56 George Street
Mendon, MA

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- THENCE North 43° 50' East by other land of Arthur V. Pond et als, now or formerly, seventy-two and twelve hundredths (72.12) feet to an iron pipe at other land of Arthur V. Pond et als, now or formerly;
- THENCE South 46° 10' East by other land of Arthur V. Pond et als, now or formerly, one hundred fifty (150) feet to a drill hole on a wall at said George Street;
- THENCE South 43° 50' West by said George Street ninety-five (95) feet to the point of beginning.

The above premises are set forth and shown as Lot #2 on "Plan of lots in Mendon, Mass., owned by Arthur V. Pond et ali, dated June 7, 1949, by Arthur H. Fitzgerald, C.E.", Plan Book 242-61.

The first two parcels being the same premises conveyed to us by deed of Katherine Celeste and Lena Giobellina dated June 13, 1973 and recorded with the Worcester District Registry of Deeds at Book 552, Page 515.

PARCEL III

A certain parcel of land situated off the northwesterly side of George Street in Mendon, Worcester County, Massachusetts and being shown as Parcel 1 on a plan entitled "Plan of Land in Mendon, Mass. Property of: Norman Lester Cox Scale: 30 feet to an inch Date: December 10, 1977 Guerriere and Halnon, Inc., Engineering and Land Surveying 326 West Street, Milford, Mass.", recorded with Worcester District Deeds, Plan Book 447 Plan 32, and being more particularly bounded and described as follows:

Beginning at an iron pipe at the northerly corner of the land of David T. & Mary L. Shanahan and the westerly corner of land of Rudolph L. & Elnora B. Deiana, said pipe being N. 46° 09' 01" W. a distance of 149.95 feet from a drill hole in a stone wall in the northwesterly line of George Street

- THENCE S. 43° 50' 00" W., a distance of 145.65 feet along said Shanahan land and land of Norman Lester Cox to a point on a stone wall at land of said Cox;
- THENCE N. 26° 52' 17" W., a distance of 11.73 feet along said stone wall to a drill hole;
- THENCE N. 26° 30' 22" W., a distance of 366.76 feet along said stone wall to a drill hole at a wall corner at land of the Heirs of Roswell L. & Florence E. Look, the previous two (2) courses bounding along said Cox land;
- THENCE N. 74° 37' 47" E., a distance of 132.08 feet along said Look land and partially by a stone wall to an iron pipe at land of Rudolph L. Deiana and other land of said Cox; and
- THENCE S. 27° 56' 41" E. a distance of 304.08 feet along said Deiana land to the point of beginning.

Containing 45,571 square feet, more or less, according to said plan.

Being the same premises conveyed to us by deed of Norman Lester Cox dated January 10, 1978 and recorded with the Worcester District Registry of Deeds at Book 6381 Page 226.

