

Mail To: Harry J. Meyer Jr. Esq.
Exchange Place (34th)
Boston, Ma. 02109

66005

DEED

2592

OWEN F. CROUGHWELL and MARY C. CROUGHWELL, husband and wife, both of Marstons Mills, Barnstable County, Massachusetts, for consideration paid of Ten Thousand and 00/100ths Dollars (\$10,000.00), grant to PETER J. MURPHY of 224 Laurelwood Drive, Hopedale, Massachusetts 01747, with QUITCLAIM COVENANTS, all our right, title and interest in and to a certain parcel of land situated off the Easterly side of George Street in Mendon, Massachusetts and said parcel of land being located in the rear of Lots "G", "H", and "I", as shown on a plan entitled "Subdivision of Land in Mendon, Massachusetts, owned by Arthur V. Pond et al. Scale 1"= 80', May, 1960, P. MacNevin," filed with Worcester District Deeds, Plan Book 250, Plan 23, and said parcel being more particularly bounded and described as follows:

Beginning at an iron pipe at the southerly corner of Lot "G" and running N. 40° 37' 24" E. along said Lots "G", "H", and "I", a distance of 418.90 feet to an iron pipe at the easterly corner of said Lot "I";

Thence running S. 34° 13' 50" E. along Lot "J2" as shown on said plan a distance of 159.2 feet to an iron pipe;

Thence running S. 40° 39' 24" W. by other land of grantor, a distance of 393 feet more or less to "Arthur's Lane", on said Plan;

Thence running N. 43° 01' W. by said "Arthur's Lane" a distance of 153 feet more or less to the point of beginning.

By acceptance and recording of this deed, the grantee shall bear full responsibility for the payment of any and all real estate taxes, past and present, assessed to the parcel herein conveyed by the Town of Mendon, and shall fully indemnify and hold the grantors harmless from and against any claims made against them on account of the payment or reimbursement of said real estate taxes.

Property Address: Off George Street, Mendon, Massachusetts

96 JUN 19 AM 11:19

Meaning and intending to convey all our interest in any real estate situated on and off the easterly side of George Street in Mendon, Worcester County, Massachusetts.

Meaning and intending to convey all our right, title and interest in and to the second parcel described in a deed of Edward L. LeBlanc et ux to us, dated September 24, 1968, recorded with Worcester District Deeds, Book 4887, Page 152.

WITNESS our hands and seals this 6th day of June, 1996.


OWEN F. CROUGHWELL


MARY C. CROUGHWELL

COMMONWEALTH OF MASSACHUSETTS

BARNSTABLE, SS.

June 6, 1996

Then personally appeared the above-named Owen F. Croughwell and Mary C. Croughwell and acknowledged the foregoing instrument to be their free act and deed, before me


Susan E. Hirtle Notary Public

My commission expires: 8/18/00

DEEDS REG 20
WORCESTER

06/19/96

Crwll-PM.bh
Deed

TAX 45.60
CASH 45.60

5654A140 10:01
EXCISE TAX

ATTEST: WORC. Anthony J. Vigliotti, Register