

XXXXXXXXXXXXXXXXX PROPERTY ADDRESS: 151 Hartford Ave. E. Mendon, MA

We, ROBERT A. DEMERY, JR. and PATRICIA A. DEMERY, formerly Patricia A. Garrett, both

of Mendon, Worcester County, Massachusetts,
, for the full consideration of -----\$54,500.00-----paid

grant to JOHN E. HEDBOR and JOHANNA M. BLAKE, joint tenants, both of 151 Hartford Avenue East, Mendon, said Worcester County,

xkx

with quitclaim covenants ~~to the heirs & xxx~~

a certain tract of land, with the buildings thereon, situated on the southerly side of Hartford Avenue in said Mendon, bounded and described as follows:

Beginning at a cement bound at the northwest corner of the granted premises and in the southerly line of Hartford Avenue, said bound being the northeast corner of land of one Warren;

THENCE S. 12° 36' E. bounding on said last mentioned land, 149 feet, more or less, to a cement bound at land now or formerly of one Magliocca;

THENCE N. 69° 23' E. bounding on said last mentioned land, 45 feet to a stake at land now or formerly of one Houlihan; said line passing through a drill hole in a stone at the end of a stone wall;

THENCE N. 6° 57' W. and bounding on said land now or formerly of Houlihan, 131 feet, more or less, to a stake in the southerly line of Hartford Avenue;

THENCE N. 86° 57' W. along the southerly line of Hartford Avenue to the point of beginning.

For title see deed of Vincent W. Mottola, Jr. to Robert A. Demery, Jr., et al, dated April 8, 1983 and recorded with the Worcester District Registry of Deeds in Book 7728, Page 62.

Subject to a mortgage given by Vincent W. Mottola, Jr. to the Milford Federal Savings & Loan Association, dated September 26, 1977, and recorded with said Deeds in Book 6297, Page 348, which mortgage and note given in connection therewith the Grantees hereby assume and agree to pay the principal balance of said mortgage and note being \$ 9,847.19.

COMMONWEALTH OF MASSACHUSETTS
DEEDS & EXHIBITS
RECORDED
1985
29

Executed as a sealed instrument this 26th day of July, 1985

_____ *Robert A. Demery, Jr.*
Patricia A. Demery

The Commonwealth of Massachusetts

Worcester, ss. July 26, 1985

Then personally appeared the above named Robert A. Demery, Jr. and Patricia A. Demery

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

Joseph A. Gattoni
Joseph A. Gattoni, Notary Public
My commission expires November 5, 1987

Recorded JUL 26 1985 at 12:36 P.M.