

53540

*53540*

I, CLARA M. KLOCZKOWSKI, of Mendon, Worcester County, Massachusetts  
for the full consideration of SIXTY THOUSAND AND 00/100  
(\$60,000.00) DOLLARS

grant to ANDREW J. FISKE, of 171 South Main Street, Hopedale,  
Worcester County, Massachusetts

with QUITCLAIM COVENANTS

A certain tract or parcel of land, situated on the westerly side of  
Blackstone Street in Mendon, Worcester County, Massachusetts, being  
a portion of the premises conveyed by deed of Orlando M. Murphy and  
Isabelle H. Murphy dated April 17, 1959 recorded with the Worcester  
District Registry of Deeds, Book 4017, Page 189, and therein  
bounded and described as follows, to wit: --

"A certain tract or parcel of land, with the buildings  
thereon, situated on the westerly side of Blackstone Street in  
Mendon, Worcester County, Massachusetts, being the same and all  
the same premises as were conveyed by Deed of Louis W. Holbrook et  
ux. to Reginald LaMountagne et al., dated October 9, 1947, recorded  
with Worcester District Deeds, Book 3093, Page 475 and therein  
bounded and described as follows, to wit: --

'A certain parcel of land on the westerly side of Blackstone  
Street in the Town of Mendon and beginning at the southeasterly  
corner of land of these grantors at said Blackstone Street and at  
land belonging to the heirs of Jeremiah Driscoll;

Thence westerly by a stone wall by said land of Driscoll Heirs  
to a wall at other land of these grantors;

Thence southwesterly by said Driscoll land to land of one  
Hickmont;

Thence northwesterly by a stone wall and land of said Hickmont  
to corner of wall at other land of these grantors;

Thence westerly by said stone wall and land of said Hickmont  
to a corner in the wall;

Thence northwesterly by said wall and land of one Hickmont to  
land of one Kearsly;

Thence northeasterly along a stone wall by land of said  
Kearsley to land of one Taft;

Thence northeasterly along a stone wall by said Taft land to  
land of one Tetreault;

Thence southerly by a stone wall and land of one Tetreault and  
one Phipps;

LAW OFFICES OF  
SANDRA KRAEGE HIGBY  
SUITE 106  
409 FORTUNE BOULEVARD  
MILFORD, MASSACHUSETTS 01757

(NJ0 7899)

Property Address: Blackstone Street, Mendon, MA 01756

95 JUN 28 AM 10:01

Thence in a continuation of the last-mentioned course 150 feet to a stone bound;

Thence easterly by remaining land of these grantors to a stone bound at said Blackstone Street;

Thence southerly along said Blackstone Street to land of one Yanco;

Thence westerly by a stone wall and land of said Yanco 232 feet;

Thence southwesterly by a stone wall and land of said Yanco 268 feet;

Thence southeasterly by a stone wall and land of one Yanco 226 feet to said Blackstone Street;

Thence southwesterly along said Blackstone Street to the point of beginning.

These premises contain 65 acres, more or less, and the grantors reserve the right to remove cord wood cut by them prior to the date of this deed any time within the next six months.

Meaning and intending hereby to convey a portion of the premises conveyed to these grantors by Eloise Garneau by deed dated May 21, 1938 and recorded in the Worcester District Registry of Deeds, Book 2731, Page 246.

Furthermore, it is the intention of these grantors to convey all property owned by them on the westerly side of Blackstone Street in the Town of Mendon with the exception of a lot heretofore conveyed to one Phipps and a lot heretofore conveyed to one Yanco and one retained by these grantors immediately adjacent to that of said Phipps.

The aforementioned premises are set forth on a plan drawn by N. P. Tedrow and G. F. Walker, dated August 1938 and drawn for Louis W. Holbrook and Ethel M. Holbrook for the use of the Worcester County Land Use Planning Project.

There is excepting from the above described premises so much thereof as has been conveyed by the following Deeds, namely:

Deed from Reginald LaMontagne to Raymond J. Sullivan et al., dated April 27, 1951, recorded with said Deeds, Book 3331, Page 476;

Deed from Reginald LaMountagne to Kenneth J. Curley et ux., dated April 27, 1951, recorded with said Deeds, Book 3331, Page 483;

Deed from Reginald LaMountagne to Kenneth J. Curley et ux.,

\*\*\*Deed out from Frank J. Kloczkowski et ux to Robert K. Fagan et ux dated December 2, 1983 and recorded in Book 8019 Page 243.

dated April 27, 1951, recorded with said Deeds, Book 3331, Page 488;

Deed from Reginald LaMountagne to Daniel H. Taft et ux., dated August 10, 1951, recorded with said Deeds, Book 3375, Page 83;

Deed from Reginald LaMountagne to Robert K. Fagan, dated August 31, 1951, recorded with said Deeds, Book 3375, Page 93; and

Deed from Reginald LaMountagne to Felix P. Vadenais et ux., dated October 27, 1951, recorded with said Deeds, Book 3375, Page 207.

\*\*\*

Said premises are conveyed subject to the rights and easements granted in the aforementioned Deed, Reginald LaMountagne to Daniel H. Taft et ux."

There is excepted from the above-described premises a certain parcel of land, together with the building thereon, described as Lot 89-1 on a plan entitled "Plan of Lot Located On BLACKSTONE STREET Mendon, MA Owned By and Prepared For CLARA M. KLOCZKOWSKI 89 Blackstone Street, Mendon, MA. 01756" Scale: 1" = 30' February 15, 1995, by Land Planning Engineering & Survey, 167 Hartford Avenue, Bellingham, MA 02019, said lot containing 63,597 square feet according to said plan. Said plan is recorded in Plan Book 694, Plan 47.

For title, see deed of Orlando M. Murphy and Isabelle H. Murphy dated April 17, 1959, recorded with Worcester District Deeds, Book 4017, Page 189.

WITNESS my hand and seal this 17th day of MAY, 1995.

Clara M. Kloczkowski  
CLARA M. KLOCZKOWSKI

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

MAY 17, 1995

Then personally appeared the above-named Clara M. Kloczkowski and acknowledged the foregoing to be her free act and deed, before me

Michael J. Nopel  
MICHAEL J. NOPEL Notary Public  
MY COMMISSION EXPIRES JULY 6, 1995

ATTEST: WORC. Anthony J. Vigliotti, Register

DEEDS REG. 28  
WORCESTER  
05/23/95  
TAX 273.60  
CASH 273.60  
2894A140 13:25  
EXCISE TAX