

BOOK 3601 PG# 165

A TRUE COPY ATTEST:

WORCESTER NORTHERN DISTRICT

REGISTRY OF DEEDS

KATHLEEN REYNOLDS DAIGNEAULT, REGISTER

Kathleen Reynolds Daigneault

John A. Hastings

of Clinton, Worcester County, Massachusetts.

in consideration of Twenty Three Thousand Five Hundred and XX/100
(23,500.00) Dollars

given to Cynthia A. Delargent

of P. O. Box 74
Clinton, MA 01510

with certain covenants

WHEREAS a certain parcel of land being shown as lot 18A on a plan of land recorded as Plat Book 230, Plan 7 with the Worcester County Registry of Deeds as Plan No. 11-C-3501 said plan entitled "Land in Fitzburg, Mass. owned by Raymond Shashatz, October 11, 1978, William H. Sirghan & Assoc. Reg. Engrs. & Surveyors, 2^d Columbia Street, Leominster, Mass. Plan 11-C-3501. Said lot is more particularly bounded and described as follows:

BEHAVING: at a point at the northeasterly corner of said parcel on St. Elmo Road and

THENCE: running South 10° 34' 58" W. 99.51 feet to a point;

THENCE: in a curved line 35.79 feet to a point;

THENCE: turning and running South 62° 30' 30" W. 89.29 feet to a point at the southwesterly corner of said lot;

THENCE: turning and running North 27° 33' 30" W. 250.95 feet to a point at the northeasterly corner of said lot;

THENCE: turning and running South 19° 01' 10" E. 219.22 feet by lot 17A as shown on said plan to a point;

THENCE: turning and running South 10° 52' 50" W. 18 feet by lot 17A as shown on said plan to a point;

THENCE: turning and running South 19° 01' 10" E. 22 feet by lot 17A as shown on said plan to the point of beginning.

Said lot containing 29,820 square feet.

This conveyance is subject to and with the benefit of an agreement and easement in an instrument signed by Raymond Shashatz, Gerry Vallikour and Leslie Vallikour dated March 22, 1980, and recorded with the Worcester County Registry of Deeds on April 25, 1980 at Book 1142, Page 304.

Excepting from the above described premises that portion of said premises conveyed to John E. Warburton and Carol A. Warburton by deed of the Shashatz herein dated May 15, 1980, and recorded with the Worcester County Registry of Deeds at Book 1243, Page 547.

Said excepted portion being bounded and described as follows:

BEHAVING: at the most southerly corner of the herein described premises at a point on the southwesterly line of St. Elmo Road, said point being distant 61° 30' 30" W. 618.97meters and 20/100 (89.29) feet from the southwesterly terminus of a curve that has a radius of 707 1/2 feet and at the southwesterly corner of lot 16 on a plan of land recorded with Worcester Northern District Registry of Deeds in Plat Book 230, Page 7;

THENCE: N. 15° 30' 00" W. by land of John A. Hastings and Cynthia A. Delargent, one hundred six and 02/100 (106.02) feet to a point;

(cont'd on following page)

BOOK 1549 PG# 491

A TRUE COPY ATTEST:
WORCESTER NORTHERN DISTRICT
REGISTRY OF DEEDS
KATHLEEN REYNOLDS DAIGNEAULT, REGISTER

Kathleen Reynolds Daigneault