

We, Leah B. Cook, widow, of Mendon, Worcester County, Commonwealth of Massachusetts, Florence M. Shaw, single, of Arlington, Texas, and Madeline L. Healy, married, of San Pablo, California,

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~~COOK, Leah B. Cook, widow, of Mendon, Worcester County, Commonwealth of Massachusetts, Florence M. Shaw, single, of Arlington, Texas, and Madeline L. Healy, married, of San Pablo, California,~~

~~for consideration paid, grant to Alfred V. Carboni, Trustee of Carboni Realty Trust under declaration of trust dated February 24, 1961, recorded with Worcester District Registry of Deeds, in Book 4276, Page 433.~~

of Milford

with quitclaim covenants

~~XXXXXX~~ Four tracts of land with buildings thereon situated in said Mendon on the northerly and northeasterly side of the road leading from Bellingham to Mendon, called Mendon Street, bounded and described as follows:

Parcel #1:

A tract of woodland on the road from Bellingham to Mendon in said Mendon containing 3A 3 rods being the same premises described in deed of Asa Pickering, Executor of the will of Daniel J. Pickering to Elias T. Bates dated May 10, 1886, recorded with Worcester District Registry of Deeds in Book 1215, Page 627, more particularly bounded and described in said deed as follows:

"A piece of woodland containing 3 acres and 3 rods: beginning at the Southeast corner of premises at Mendon Street and at land of Love Hayward and running northerly by land of Love Hayward 69 rods to land of Lavina T. Pickering; thence westerly as the wall now stands and on land to Lavina T. Pickering 7 rods; thence southerly on land of Lavina T. Pickering 69 rods to Mendon Street; thence easterly with said street 7 rods to point of beginning.

Reserving the right of a leading way across the northerly end of said premises to Lavina T. Pickering and to Mary P. Fairbanks, their heirs and assigns."

Parcel #2:

Another parcel of land situated on the northerly side of Mendon Street in said Mendon, containing 9 Acres 147 Rods, more or less, being the same premises described in deed from Nathan A. Cook, Administrator of estate of Lavina T. Pickering, dated November 1, 1887, recorded with said Deeds in Book 1252, Page 583 more particularly bounded and described in said Deed as follows:

"A piece of woodlot, continuing 9 acres 147 rods, more or less. Beginning at a stake and stones at Mendon Street and other land of grantees and running N 6.5° E 69 rods to a stone wall and land sold this day to Edward S. Worthen; then running westerly with said stone wall 23 rods to a stake and stones beside said wall; then running southerly by land assigned to Mary P. Fairbanks 69 rods to stake and stones and at said Mendon Street, then running easterly with said Mendon Street, 23 rods to point of beginning.

Reserving the right of a leading way to Mary P. Fairbanks, her heirs and assigns across the northerly end of said described premises, with the right of a leading way on the northerly end of a piece of woodland assigned to Ruth Ella and that portion of land set off as dower as in said dower in common with the other heirs."

Parcels #1 and #2 are the same premises conveyed to Orrin C. Cook by deed of Clifford A. Cook, administrator, dated April 18, 1905, recorded with said Deeds in Book 1804, Page 373. And are the same premises designated as the first two tracts in deed of Orrin C. Cook to Ellis L. Cook, dated September 20, 1927, recorded with said Deeds in Book 2484, Page 499.

Parcel #3

Another parcel of land situated on the northerly side of Mendon Street in said Mendon being the same premises in deed of George F. Allen to Orrin C. Cook dated December 16, 1904, recorded with said Deeds in Book 1802, Page 137 and more particularly bounded and described in said Deeds as follows:

"A certain tract of wood and sprout land containing 33 acres, more or less, situated on the northerly side of the road leading from Wheelock Bullard place to Mendon and bounded and described as follows: beginning at a stake and stones at the southeasterly corner