

We, CLARENCE E. VARNEY, of Mendon, Worcester County, and DONALD A. VARNEY, of Bellingham, Norfolk County, Massachusetts, co-partners, doing business as Varney Bros. Sand & Gravel Company, as tenants in common and not as joint tenants,

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Release
B. 18694
P. 384

~~rk~~

~~County, Massachusetts~~

~~being conveyed~~, for consideration paid, grant to VARNEY BROS. SAND & GRAVEL, INC., a Massachusetts corporation having its principal place of business in said Bellingham,

~~rk~~

with quitclaim covenants

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[Description and encumbrances, if any]

TRACT 1.

A. The same and all the same premises conveyed to Runer Swanson by deed of P. Eugene Casey and Sadie E. Casey dated March 20, 1950, and recorded with Worcester District Deeds and therein bounded and described as follows:

The same and all the same premises described in a deed of Frank E. Knights to P. Eugene Casey et ux, dated October 17, 1949, recorded with Worcester District Deeds, Book 3215, Page 364, and bounded and described therein as follows:

The land in Mendon, with the buildings thereon, containing seventy-five acres, more or less, bounded and described as follows:

Northerly by the new road leading from Ellis Bullard's (formerly) to Mendon and land formerly of Nathan Hayward; easterly by the road leading from South Milford to Woonsocket; westerly by land formerly of Elias T. Bates, and Mill River; southerly by land formerly of Lewis Bates.

Said premises are conveyed subject to flowage rights, if any now exist.

B. Also another tract of land being all the same premises conveyed to Frank E. Knights by Henry W. Whipple by deed dated May 23, 1918, recorded with Worcester District Deeds, Book 2183, Page 83, and bounded and described therein as follows, to wit:

A certain parcel of meadow land, situated on the easterly side of Mill River, in said Mendon, and lying between said Mill River and land now or formerly of one Greco, bounded and described as follows:-

Beginning at the norhtwesterly corner of the granted tract at a stone by the river, at land now or formerly of one Greco; thence running easterly by land now or formerly of said Greco to an oak tree and stone at a corner of said land now or formerly of Greco; thence running southerly by land now or formerly of said Greco to a stone at the corner of said Greco land and land formerly of one Carey, now or formerly of one Perry; thence westerly on said Carey or Perry land, and on the line of said Carey or Perry land extended, as the fence now stands, to a stone at said Mill River; thence northerly on said Mill River to the point of beginning.

Being the same premises conveyed by P. Eugene Casey to us by deed dated dated March 22, 1951, recorded with Worcester District Deeds, Book 3326, Page 332.

TRACT 2.

The land in said Mendon known as the Lewis Bates Farm, with all the buildings thereon, containing by estimation one hundred (100) acres, more or less, situated on the westerly side of the road leading from Milford to Woonsocket (in said Mendon) bounded and described as follows, to wit:

Beginning at the northeasterly corner of the premises at said highway at land of one Fresn;

Thence westerly on land of said Fresn about two hundred sixty-eight and five tenths (268.5) rods to a maple tree at land of Laban Bates, known as the Sprague Meadow;

Thence southerly by land of said Bates as the fence stands about thirty-six (36) rods to a stone wall;

Thence easterly by land of one Ray as the wall stands about seventy-three (73) rods to an angle in said wall;

Thence southeasterly by said last mentioned land about eighty and five tenths (80.5) rods to a post in the swamp at land of Lyman Cook;

Thence northeasterly by land of said Cook about sixty (60) rods to a stone bound;

Thence easterly by last mentioned land about ninety-seven (97) rods as wall stands to said road;

Thence northerly by said road about fifty-four (54) rods to the point of beginning.

Together with a right of way over the northerly half of the lane extending from said road westerly along the northerly line of the granted premises about seventy-six and one-eleventh ($76 \frac{1}{11}$) rods to a pair of bars, and subject to a right of way over the southerly half of aforesaid lane.

Being the same premises conveyed to us by Peter P. Houlihan et ux, by deed dated May 23, 1951, recorded with Worcester District Deeds, Book 3337, Page 365.

TRACT 3.

A certain parcel of land situated on the westerly side of Bates Street in Mendon in the County of Worcester and said Commonwealth containing by estimation eight (8) acres and seven thousand and seven hundred and forty-four (7744) square feet more or less.

Meaning and intending and hereby conveying the same and all the same premises conveyed to one Grace R. Graves by Etta M. Pond of Franklin by deed dated May 3, 1941 and recorded with Worcester District Deeds, Book 2849, Page 190, and therein described as follows:

Beginning at the northeasterly corner of the granted premises on said Bates Street, at land now or late of one Larkin; thence southerly on said Bates Street, seven hundred four (704) feet, more or less, to an old wall; thence westerly by said old wall five hundred six (506) feet, more or less, to a corner of said wall; thence turning and running northerly by a stone wall seven hundred four (704) feet, more or less, to another stone wall at land now or late of said Larkin; and thence turning and running east approximately $3 \frac{1}{4}^{\circ}$ south by said last mentioned stone wall and land now or late of said Larkin, five hundred six (506) feet, more or less, to the point of beginning.

For title see deed of Grace R. Graves to Otto W. Beiersdorf dated January 14, 1944 and recorded in Worcester District Deeds, Book 2907, Page 514. Also probate of estate of said Otto W. Beiersdorf in Worcester Registry of Probate.

Being the same premises conveyed to us by Corona Beiersdorf, by deed dated May 29, 1954, recorded with Worcester District Deeds, Book 3593, Page 8.

TRACT 4.

Two certain tracts of land located partially in said Mendon, in Blackstone, and in said Bellingham and situated on both sides of the road leading from said Bellingham to said Blackstone and known as the Blackstone Road, Bellingham.

1. Beginning at an iron pin on the southerly side of Blackstone Road at land, now or formerly, of one Chamberlain; thence in a southerly direction and bounded on the east by said Chamberlain land and land of Thayer to a drill hole in wall at land of Lake Hamilton Realty Co.; thence westerly by said wall and bounded on the south by said Lake Hamilton Realty Co. to a point in wall at land, now or formerly, of one Wiley; thence northerly by a wall and land of said Wiley to an iron pin at said Blackstone Road; thence easterly by said Blackstone Road to the point of beginning.

2. Beginning at an iron pin on the northerly side of Blackstone Road and opposite parcel one above at land, now or formerly, of one Chamberlain; thence northerly and easterly by a wall and said Chamberlain land to an iron pin at corner of walls; thence northerly in part by a wall and in part by a fence and crossing the former Dedham to Woonsocket R.R. and bounded on the east by land of one Demarais to an iron pin at land of one William Bowen; thence westerly by said William Bowen's land to an iron pin at land of one Albert Girard; thence southerly, again crossing the former Dedham to Woonsocket R.R. and bounded on the west by land of said Girard and land, now or formerly, of one Wiley to an iron pin at said Blackstone Road; thence easterly by said Blackstone Road to the point of beginning.

The two foregoing parcels comprise what is known as the Stillman Cook Farm and contains ninety-six acres, more or less.

Being the same premises conveyed to us by L. Francis Thayer, by deed dated October 28, 1953, recorded with Worcester District Deeds, Book 3568, Page 301. Also recorded Norfolk Deeds, Vol. 3241, Page 77.

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A certain triangular tract or parcel of land situated in Mendon, Worcester County, Massachusetts, and is bounded northerly by the road leading from Bellingham to Mendon; southerly by the road leading from said Bellingham to Mendon road to the road leading from Woonsocket to Milford and westerly by the road leading from Woonsocket to Milford.

Being the second tract of land conveyed by and described in deed of Almira M. Hall to Andrew P. Russen and Martha Russen, dated June 3, 1902, and recorded with Worcester District Deeds, Book 1724, Page 214, and recorded with Norfolk Deeds, Book 933, Page 67. Meaning and intending to hereby convey any and all the same premises as were conveyed to Edith F. Knights by deed of Andrew P. Russen, dated April 6, 1931 and recorded in Worcester District Deeds, Book 2539, Page 375.

Being the same premises conveyed to us by Edith F. Knights by deed dated October 26, 1954, recorded with Worcester District Deeds, Book 3632, Page 537.

TRACT 6.

A. The land in Mendon, being the same premises described in deed from James P. Ray to George F. Allen dated September 8, 1888 and recorded with Worcester District Registry of Deeds in Book 1280, Page 358, and described in said deed as follows: A certain piece or parcel of land situated in Mendon on the westerly side of Mill River being all that part of the Elijah Thayer Farm, so-called, lying on the westerly side of Mill River, containing 30 acres, more or less.

B. The land in said Mendon, being the same premises conveyed to Henry Whipple by deed of Rosabel Bates et al dated September 19, 1911 and recorded with said Registry in Book 2004, Page 134, described in said deed as follows: A certain parcel of meadow land on the easterly side of Mill River in Mendon, in said Worcester County, being all the same premises described in deed of Hannah Sprague to Elias T. Bates dated July 13, 1874, recorded with Worcester District Registry of Deeds in Book 940, Page 272, and deed of Frank H. Plummer to said Elias T. Bates dated May 6, 1890, recorded with said Registry in Book 1426, Page 407, excepting such parts thereof as have been conveyed by said Elias T. Bates to James F. Ray by deed dated October 30, 1899 and recorded with said Registry of Deeds in Book 1635, Page 281, and by deed to Frank H. Plummer dated May 6, 1890 and recorded with said Registry in Book 1376, Page 492; together with a right of way across said Ray land to the highway. Excepting from the above described parcel the land conveyed to Frank E. Knights by deed of said Whipple dated May 23, 1918 and recorded with said Registry in Book 2183, Page 83.

C. The land in said Mendon, containing 20 acres, more or less, and called the "Wigwam Lot", situated on the westerly side of the Mill River near the Thayer Bridge, so-called, on an old road leading by the house known as the "Clark Cook" place to Mendon, bounded as follows: On the north by land now or formerly of Henry W. Whipple, formerly one Allen; easterly by Mill River; southerly by land now or formerly of one Andrus Wheelock; and westerly by land now or formerly of one George Allen. Reference is made to deed of L. Francis Thayer et al to Lizzie H. Fresne dated August 21, 1914 and recorded with Worcester District Registry of Deeds in Book 2119, Page 86, and deed of James S. Carey to Henry W. Whipple dated November 18, 1912 and recorded with said Registry in Book 2119, Page 86.

Title to all the above described tracts is derived under the Estate of Seth Kelly, Worcester County Probate #156590. See also deed from Elizabeth H. Knight, also known as Lizzie H. Fresne and Lizzie H. Whipple, to said Seth Kelly dated June 6, 1935, and recorded with said Registry in Book 2644, Page 341.

Excepting from the above described tracts any land taken by the Commonwealth of Massachusetts for highway purposes.

Subject to rights to Northeastern Gas Transmission Company recorded with said Registry in Book 3543, Page 217.

Being the same premises conveyed to us by Seth Schofield Kelly by deed dated December 19, 1956, recorded with Worcester District Deeds, Book 3831, Page 593.

TRACT 7.

A certain tract of land in Mendon in said County on the southerly side of the road leading from said Mendon to Bellingham containing about 23 acres and 24 rods and bounded as follows:

Beginning at land formerly of Benjamin Bates on said road and running easterly on said road to land formerly of Laban Bates; thence running S. 85° W. 90 rods and S. 80 1/2° E. 102 rods on said Bates land to a corner; thence turning nearly at a right angle and running northerly nearly to said road; thence turning slightly in a northwesterly direction to the point of beginning.

Being the same premises described in deed of Peter P. Houlihan et ux to Elizabeth C. Anthony dated December 11, 1954 and recorded with Worcester District Registry of Deeds, Book 3644, Page 450.

Excepting therefrom, however, a certain parcel of land in Mendon in the County of Worcester, Mass., situated on the southerly side of the road leading from Mendon to Bellingham, containing about 20 acres and 24 rods more or less and bounded as follows: beginning at land formerly of Benjamin Bates on said road and running Easterly on said road about forty-eight (48) rods to land of Elizabeth C. Anthony; thence turning at a right angle and running Southerly by said Anthony land twenty (20) rods; thence turning at a right angle and running Easterly twenty-four (24) rods; thence turning at a right angle and running Northerly twenty-four (24) rods to said road leading to Bellingham; thence turning and running Easterly by said road approximately one hundred twelve (112) rods to land formerly of Laban Bates; thence running S. 85° W. 90 rods and S. 80 1/2° E. 102 rods on said Bates land to a corner; thence turning at nearly a right angle and running Northerly nearly to said road; thence turning slightly in a Northwesterly direction to the point of beginning. Being the same premises described in deed of Elizabeth C. Anthony to Howard D. Chamberlain dated October 1, 1956 and recorded with Worcester District Deeds, Book 3819, Page 421, and being the same premises described in deed of Howard D. Chamberlain to Howard D. Chamberlain and Elizabeth C. Anthony dated February 7, 1957 and recorded with Worcester District Deeds, Book 3841, Page 410.

Being the same premises conveyed to us by Daniel J. O'Brien, by deed dated July 24, 1957, recorded with Worcester District Deeds, Book 4010, Page 120.

TRACT 8.

The land in Mendon, Worcester County, Massachusetts, described as follows: A certain tract of land consisting of two parcels of land located in the southerly part of said Town of Mendon, containing in all about ninety (90) acres, and bounded as follows:

One parcel is bounded on the northeast by land now or formerly of Clark Cook and Jillson, on the north by land now or formerly of the heirs of Saban Bates; on the west by land now or formerly of the heirs of Robert Allen; on the south by land now or formerly of Jillson and the heirs of Bates.

The other parcel is bounded on the north, east and south by land now or formerly of Clark Cook and others, and on the west by Mill River.

Or however otherwise bounded and described, and meaning to convey and hereby conveying the same premises conveyed to Augustus T. Harper and Mathilda B. Harper by deed of Felix S. Brothers and Julia S. Brothers, dated March 2, 1934, recorded with Worcester District Deeds, Book 2604, Page 363.

These premises are conveyed subject to a right of way agreement from the said Harpers to the Northeastern Gas Transmission Company, dated Sept. 25, 1953, recorded Book 3543, Page 86.

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Tract 8 (continued):

Excepting therefrom a certain parcel of land consisting of one house lot with cellar foundation on the south side of Thayer Road in Mendon, Massachusetts, and more particularly described as follows: Beginning at land of I. Denton, thence South 175 feet; thence turning west 450 feet along Varney land; thence turning north 175 feet along other land owned by Varney to said Thayer Road; thence turning east 504 feet along Thayer Road to point of beginning.

Being the same premises conveyed to us by William R. Cook, by deed dated March 13, 1959, recorded with Worcester District Deeds, Book 4011, Page 484.

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A certain tract or parcel of land situated in the easterly part of Mendon and on the easterly side of Mill River. The same being shown on "a plan of Nathan Hayward's Farm in Mendon by S. H. Taft - 1859, copied May 31, 1859, traced 1903" and being more particularly described as follows:- Beginning at the northeasterly corner of the granted premises at an oak tree at land of said Cook; thence in a southerly direction to a stake and stones at land now or formerly of Laban Bates; thence westerly to Mill River; thence bounding on Mill River, Mill Plain Brook and land of Benjamin Bates to maple tree at land of said Cook; thence easterly on land of said Cook to point of beginning. Meaning hereby to convey the same and all of the same property belonging to Samuel P. Hayward or his heirs located adjacent to said Mill River which he inherited from his father Nathan Hayward. The southerly portion of the above granted premises being the same as described in a certain deed given by Marvell Thayer to Nathan Hayward dated May 11, 1819 and recorded with Worcester District Registry of Deeds in Book 217, Page 128.

Being the same premises described in deed of Rachel G. Hayward et als to Orrin C. Cook dated May 15, 1909, recorded with Worcester District Deeds, Book 1979, Page 373, and also being the same property referred to in Treasurer's Deed of the Town of Mendon to Clarence E. Varney and Donald A. Varney, dated April 17, 1953, recorded with Worcester District Deeds, Book 3509, Page 349.

TRACT 10.

The land in said Hopedale, in the southeasterly part thereof, on the northerly side of the Old Hartford Turnpike; so-called, now called Hartford Avenue, with the buildings thereon, bounded and described as follows, to wit:-

Beginning at a point on the northerly side of said Avenue at land of Varney, formerly of one Byrne, thence south $84^{\circ} 47'$ E. four hundred and thirty-three feet more or less ($433'+/-$) by said Avenue to land of the Union Chapel Association; thence running north $11^{\circ} 43'$ east sixty-six and two tenths (66.2) feet by land of said Union Chapel Association to a stake; thence south $78^{\circ} 17'$ east eighty-four and nine tenths (84.9) feet to a stone bound; thence northerly three hundred and forty-one and five tenths feet, more or less, ($341.5'+/-$) by South Main Street to a stake at land of the Milford Grange; thence making an interior angle of $89^{\circ} 30'$ and running south $88^{\circ} 15'$ west by said Milford Grange land two hundred and eighty-two and eight tenths feet ($282.8'$) to a stake; thence turning an exterior angle of $273^{\circ} 30'$ and running north $1^{\circ} 15'$ east five hundred and forty-eight and five tenths feet by a stone wall and land of said Milford Grange, one Wilcox, one Chilson, and one Gaskill to a point on an intersecting wall at land of

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one Sullivan; thence making an interior angle of $86^{\circ} 45'$ and running south $88^{\circ} 30'$ west seven hundred and twenty-four feet more or less ($724'+/-$) along a stone wall and land of said Sullivan and of one DePasquale and of Varney to a point on another wall at other land of said Varney; thence making an interior angle of $93^{\circ} 40'$ and running south $2^{\circ} 10'$ west four hundred and eighty-eight feet more or less ($488'+/-$) by a stone wall and other land of Varney to a stake at land of one Simonetta; thence making an interior angle of $86^{\circ} 30'$ and running north $88^{\circ} 40'$ east four hundred and ninety-three feet more or less ($493'+/-$) by a stone wall and land of said Simonetta, of one Davenport and other land of Varney to a stake; thence turning an exterior angle of $277^{\circ} 3'$ and running south $5^{\circ} 43'$ west three hundred and ninety-five feet ($395'$) by a stone wall and land of Varney to said Hartford Avenue and point of beginning.

Excepting from the above, deed from Clarence E. Varney et al to Beulah C. Ripley dated May 22, 1951, recorded with Worcester District Deeds, Book 3337, Page 340, and deed from Clarence E. Varney et al to Draper Corp. dated December 27, 1950, recorded with Worcester District Deeds, Book 3475, Page 464.

Being a portion of the same premises described in deed of Hamblet E. Dewing et ux to us dated January 24, 1950, recorded with Worcester District Deeds, Book 3233, Page 216.

The consideration for the above conveyance is such that no revenue stamps are required.

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We, DOROTHY P. VARNEY, wife of Clarence E. Varney, ~~husband~~ of said grantor, and HARRIET E. VARNEY, wife of Donald A. Varney, ~~wife~~

release to said grantee all ^{our} rights of ~~tenancy by the entirety~~ dower and homestead and other interests therein.

Witness our hands and seals this third day of January, 1966.

..... Clarence E. Varney
..... Donald A. Varney
..... Dorothy P. Varney
..... Harriet E. Varney

The Commonwealth of Massachusetts

Worcester, ss.

January 3, 1966

Then personally appeared the above named Clarence E. Varney

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

Thomas R. Mountain
Thomas R. Mountain, Notary Public ~~Notary Public~~

My Commission Expires October 18, 1969

Recorded Jan. 4, 1966 at 10h. 34m. A. M.

■ END OF INSTRUMENT ■

I, Pauline T. Toboyko

of Sturbridge, Worcester County, Massachusetts,
being unmarried, for consideration paid, grant to Joseph W. E. Geoffroy and Marie^{A.} Geoffroy,
husband and wife, to hold as tenants by the entirety, and not as ~~xxx~~
tenants in common, both

of Sturbridge, Massachusetts

with warranty covenants

the land in said Sturbridge, with the buildings thereon, situated at the
[Description and encumbrances, if any]

southeasterly corner of Allen Road, and Lewis Road, bounded and described as follows:

Beginning at the northwesterly corner thereof, at an iron pin at the intersection of the southerly line of Lewis Road with the easterly line of Allen Road, as shown on plan of Quacumquasit Shores by Kenneth C. Sherman, Engineer-Surveyor, dated May 10, 1960 and filed with Worcester District Deeds, Plan Book 249, Plan 70;

thence S. 85° 46' E. by the southerly line of Lewis Road 385.63 feet to a concrete bound;

thence S. 21° 59' W. by land of grantor 523.93 feet to a concrete bound;