

DESCRIPTION

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Two parcels of land in Northborough, Worcester County, Massachusetts.

Parcel 1. A certain parcel of land situated on the westerly line of Fernbrook Road in Northboro, Massachusetts, shown as lot #54 on a plan of land drawn by John J. Reney, Civil Engineer, dated December 1954, in Plan Book 203, Plan 78, bounded and described as follows:

BEGINNING at a point on the westerly line of said Road at the northeasterly corner of the granted premises at the southerly line of a ten foot way, shown on said plan;

THENCE South 88° 18' 20" West by the line of said way, a distance of 144.14 feet to other land of F. H. French Co., Inc.;

THENCE South 8° 15' 50" East by land of F. H. French Co., Inc. a distance of 173.69 feet to a corner at land now or formerly of Urbank;

THENCE North 58° 01' 50" East by land now or formerly of Urbank, a distance of 143.90 feet to the westerly line of said Road;

THENCE North 1° 41' 40" West by the line of said Road, a distance of 100 feet to the point of beginning.

Parcel 2.

BEGINNING at the southwesterly corner of Lot #54 as shown on a plan of land entitled: "Plan of Land in Northboro, F. H. French Co., Inc., Owners, Scale 1" equals 60', Dec., 1954, John J. Reney, Eng.;"

THENCE S. 58° 01' 50" W. 60.00 feet to a point on the northeasterly lot line of Lot #22;

THENCE N. 33° 42' 10" W. 100.00 feet to a point;

THENCE northeasterly to a point on the westerly lot line of Lot #54, said point being 146.69 feet N. 8° 15' 50" W. from the point of beginning;

THENCE S. 8° 15' 50" E. 146.69 feet to the point of beginning.

Said parcel containing 10,000 square feet of land, more or less.

Recorded Nov. 12, 1964 at 2h. 5m. P. M.

■ END OF INSTRUMENT ■

M.  
I, MALVINA/ROY,

of Mendon, Worcester County, Massachusetts,

being unmarried, for consideration paid, grant to FRANK ROY, a widower,

of Said Mendon, Worcester County, Massachusetts

with quitclaim covenants

~~XXXXXXXX~~

[Description and encumbrances, if any]

A certain tract or parcel of land, with the buildings thereon, situated on the northerly side of Hartford Turnpike, in said Mendon, and being more particularly bounded and described as follows, to wit:

Beginning at said road at a bridge over a brook; thence running

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easterly by said road approximately nine hundred (900) feet, more or less, to land now or formerly of one Norman Rogers; thence turning and running northerly along said Rogers land to land now or formerly of one Samuel W. Wood; thence turning and running northwesterly along the said Wood land two hundred (200) feet, more or less, to a point; thence turning and running southwesterly along said Wood land and land now or formerly of one Raymond Rogers, eight hundred (800) feet more or less, to the point of beginning; containing approximately four (4) acres, more or less.

There is excepted from the above described premises so much thereof as has been conveyed by Frank Roy to Leo J. Manseau et ux and Deed of Frank Roy to Lester E. Hodgkins et ux, dated February 25, 1948 and June 19, 1950, recorded with Worcester District Deeds, Book 3106, Page 212 and Book 3263, Page 18, respectively.

Said premises are conveyed subject to highway locations which Instruments of Taking are recorded with said Deeds, Book 2842, Page 371 and Book 2874, Page 449, respectively.

Said premises are conveyed subject to a mortgage from Frank Roy to the Milford Federal Savings and Loan Association on which the balance is now in the amount of \$1500.00.

The above described premises are the same premises deeded by Frank Roy to Eva R. Roy and Frank Roy by deed dated December 19, 1958 and recorded in Worcester District Registry of Deeds, Book 3995, Page 183.

The consideration for this deed is less than \$100.00.

Meaning to convey and hereby conveying all the same premises conveyed by Frank Roy to Malvina M. Roy by deed dated October 16, 1959, and recorded in said Registry Book 4065, Page 508.

~~XXXXXX~~ ~~XXXXXX~~

~~XXXXXX~~ ~~XXXXXX~~ ~~XXXXXX~~ ~~XXXXXX~~ ~~XXXXXX~~ ~~XXXXXX~~ ~~XXXXXX~~ ~~XXXXXX~~

Witness my hand and seal this 20th day of Oct 1959.

Malvina M Roy

The Commonwealth of Massachusetts

Worcester, ss.

Oct 20 19 59

Then personally appeared the above named Malvina Roy

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

Jacob Y. Young  
Notary Public - Justice of the Peace  
My commission expires June 7, 1963

Recorded Nov. 12, 1964 at 2h. 9m. P. M.