

We, James A. Wright and Gertrude L. Wright husband and wife as tenants by the entirety, both of Somerville, Middlesex County, Massachusetts,

~~being unmarried~~, for consideration paid, grant to Robert E. Wright and Isabella D. Wright husband and wife as tenants by the entirety, both 78 Whitcomb Avenue, Hingham

of Hingham, County of Plymouth, Massachusetts

with **quitclaim covenants**

~~the tract~~ a certain tract or parcel of land with the buildings thereon situated in Mendon, Worcester County, Massachusetts on the Southerly side of Wipmuc Lake (so called) bounded and described as follows:

Beginning at a drill hole in a rock on the shore of said Lake, thence running South 29° 25 East 163 feet to a stake and bounded Easterly by land now or formerly of Alanson Freeman, thence turning and running South 60° 25 West 100 feet to a stake and bounded Southerly by land now or formerly of Alanson Freeman, thence turning and running North 26° 25 West 220 feet to the shore of said Lake and bounded Westerly by the roadway granted Fred R. Phipps by Alanson Freeman, thence turning and running along the shore of said Lake to the point of beginning.

The Grantees to have a right to pass and repass over aforementioned roadway and the further right to pass and repass over the roadway as constructed by Fred R. Phipps.

Said premises are also conveyed with the benefit of any other right of way granted Gertrude L. Wright to said lot.

Said premises are also granted together with the benefit of a right of way or easement over the following described premises: The land in the Westerly part of said Mendon bounded and described as follows:

Beginning at an Oak Stump at the Southeast corner of land deeded to Fred R. Phipps, thence North 56° 15 West 57.5 feet to stake, thence North 50° 35 West 144 feet to Southeast corner of land now or formerly of George H. Phipps, thence South 60° 35 West 50 feet to stake, thence North 20° 25 West 50 feet to stake, thence South 60° 35 West to drill hole in ledge, thence same course 50 feet to stake. This right of way is to be 20 feet wide and to lay on the Southerly and Westerly side of the above described lines.

Said premises are also conveyed subject to taxes assessed for the year 1964.

For title reference see two instruments from Fred R. Phipps to Gertrude L. Wright both dated October 10, 1925 and both recorded with Worcester District Registry of Deeds Book 2421 Page 121, also see deed from Gertrude L. Wright to James A. Wright and Gertrude L. Wright husband and wife as tenants by the entirety dated October 26, 1960 and recorded with Worcester Dist. Registry of Deeds Book 4152 Page 346.

The consideration for this conveyance is such that no Federal Documentary Stamps or State Deed Excise Stamps are hereto attached.

The consideration for this conveyance does not exceed \$100.00.

~~husband and wife of said grantor,~~

~~release to said grantee all rights of tenancy by the curtesy, dower and homestead and other interests therein~~

Witness our hand and seal s this *sixth* day of *August* 19 *64*

James A Wright
Gertrude L Wright

5008

368

The Commonwealth of Massachusetts

Middlesex ss.

Aug. 6 1964

Then personally appeared the above named James A. Wright and Gertrude L. Wright

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

Marion K. Terry

Marion K. Terry

Notary Public
Justice of the Peace

My commission expires March 12 1966.

Recorded Jan. 27, 1970 at 10h. 42m. A. M.

■ END OF INSTRUMENT ■

Know All Men By These Presents

Discharge
B. 16072
P. 157

THAT WE, FRANK J. CARUSO and ALYCE F. CARUSO, husband and wife, of the City and County of Worcester and Commonwealth of Massachusetts,

hereinafter called the Mortgagor, for consideration paid, grant unto WARE SAVINGS BANK, a corporation duly established under the laws of the Commonwealth of Massachusetts in Ware in the County of Hampshire in said Commonwealth, hereinafter called the Mortgagee, with MORTGAGE COVENANTS, to secure the payment of --FOURTEEN THOUSAND AND 00/100ths (\$14,000.00)-----Dollars with interest thereon, principal and interest payable as stated in a note of even date herewith, signed by Mortgagors

and payable to the Mortgagee or order at its banking house in said Ware, and also to secure the payment of all further sums hereafter due from the Mortgagor herein to the Mortgagee herein with interest thereon, and also to secure the performance of all covenants and agreements herein and in said note contained;

A certain parcel of land with all the buildings and structures thereon, situated in Holden in the County of Worcester in said Commonwealth, ~~bounded and described as follows~~ on the northwesterly side of Pineroft Avenue and shown as lot 31 on a Plan entitled "Sagewood Estates in Holden and West Boylston, Mass., owned by Robert Gallo", drawn by Thompson-Liston Associates, Inc., dated February 20, 1968, and recorded with the Worcester District Registry of Deeds, Plan Book 318, Plan 74, and being bounded and described as follows:

BEGINNING at the more southerly corner of the parcel herein described in the northwesterly line of Pineroft Avenue, said point of beginning being 128.59 feet northeasterly of (measured on the northwesterly line of Pineroft Avenue) a point of curve leading westerly and northwesterly to Sheffield Way, the radius of which is 20.0 feet;

THENCE running N. 24° 33' 00" W., by lot 32 and partially by lot 36 on said plan, 147.0 feet to a point at lot 46 on said plan;

THENCE running N. 65° 55' 30" E., by said lot 46, 124.44 feet to a point at the Holden-West Boylston Town line;

THENCE running S. 12° 34' 00" E., by the Holden-West Boylston Town line, 129.0 feet to a point in the northwesterly line of Pineroft Avenue;

THENCE running S. 54° 00' 00" W., by the northwesterly line of Pineroft Avenue, 99.63 feet to the point of beginning.

Said parcel contains 15,042 square feet of land.