

I, LEOLA PARKINSON

of Mendon Worcester County, Massachusetts,

being ~~conveyed~~ for the full consideration of -----\$50,000.00----- paid

grant to CALVIN R. WIEGERS of Northbridge, Worcester County, Commonwealth of Massachusetts, and DEAN W. WIEGERS of said Mendon, Co-Partners, d/b/a Mendon Greenhouses in said Mendon, as Tenants in Partnership,

GRANTEE(S) ADDRESS: One Woodland Street Northbridge, Massachusetts

with quitclaim covenants the land in said Mendon, including any buildings thereon, situated on the northwesterly side of Hastings Street, and being shown on plan entitled "Land of Leola Parkinson et als, Mendon, Mass., August 10, 1973, Scale 1" = 40', John R. Andrews, Jr., Registered Land Surveyor" to be filed herewith in Plan Book 401, Plan 17 and more particularly bounded and described as follows:

Beginning at an iron pipe at the northeasterly corner of the granted premises; thence running

- N. 36° 23' 40" W., 87.09 feet to a point, as shown on said plan; thence running
- S. 88° 53' W., 45.13 feet to a point, as shown on said plan; thence running
- S. 88° 42' W., 35.22 feet to a point, as shown on said plan; thence running
- N. 82° 58' W., 20.67 feet to a point, as shown on said plan; thence running
- N. 55° 22' W., 60.45 feet to a point, as shown on said plan; thence running
- N. 43° 32' W., 20 feet to a point, as shown on said plan; thence running
- N. 43° 32' W., 118.90 feet to a point, as shown on said plan; thence running
- S. 46° 28' W., 125.47 feet to a point, as shown on said plan; thence running
- S. 41° 28' E., 221.89 feet to a point, as shown on said plan; thence running
- S. 48° 04' E., 106.70 feet to a point, as shown on said plan; thence running
- S. 54° 57' E., to an iron pipe on the northwesterly side of Hastings Street, as shown on said plan, all of the aforementioned courses being by land now or formerly of Parkinson, as shown on said plan; thence running along said Hastings Street on a curve having a radius of 630 feet, 141.03 feet to a Massachusetts Highway Bound, as shown on said plan; thence running
- N. 39° 36' E., 55.65 feet along said Hastings Street to the point of beginning.

Said premises containing 57,560 square feet, more or less, as shown on said plan.

For my title, see Probate of the Estate of Clayton E. Parkinson, late of Mendon, Massachusetts, Worcester Probate No. 243597 and Deed of Judson Parkinson and Terry Parkinson to me dated August 6, 1974 and to be recorded herewith.

Said premises are conveyed subject to the right to maintain and repair the drain leading from the barn located on the premises conveyed to John Harcovitz et ux by deed of Clayton E. Parkinson et ux, dated June 8, 1966 and recorded in Worcester District Registry of Deeds in Book 4672, Page 583.

Said premises are conveyed together with the right to pass and repair over a strip of land adjoining the northeasterly line of land now or formerly of Parkinson and leading from Hastings Street, said strip being twenty-six (26) feet wide on Hastings Street and reducing to fourteen (14) feet, the same being shown on Plan hereinbefore mentioned.

Such premises are conveyed together with the right to park vehicles in a portion of said right of way, said area being ten (10) feet in width and 80.35 feet long, as shown on said plan, and together with the right to pass and repass over those premises marked "right of way" and having a 40-foot radius for the purpose of moving vehicles to and from said parking area, if any such right there be.

Together with the right to pass and repass over a strip of land six (6) feet wide along the southwesterly line of the granted premises leading from Hastings Street, 155.51 feet, as shown on said plan.

Said premises are conveyed together with the right to maintain, repair and replace three (3) drains leading from the house, greenhouse and boiler room on the granted premises and leading onto the premises conveyed to John Harcovitz et ux by deed hereinbefore mentioned at the southwesterly side of the granted premises, said drains to be for the discharge of surface water but not sewerage. The above mentioned rights are set forth in the above mentioned Deed to John Harcovitz et ux.

Said premises are conveyed subject to drain rights granted to Lucille Martin by instrument dated December 14, 1949, recorded with said Deeds in Book 3238, Page 244. Also subject to headwall and drainage rights granted to Commonwealth of Massachusetts, by instrument dated August 24, 1950, recorded with said Deeds in Book 3293, Page 65, if the same affects the locus. Also subject to riparian rights.



Executed as a sealed instrument this sixth day of August 1974

Lola Parkinson

The Commonwealth of Massachusetts

WORCESTER ss. August 6, 1974

Then personally appeared the above named LEOLA PARKINSON

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

Joseph A. Gattoni
JOSEPH A. GATTONI Notary Public

My commission expires November 21, 1980

Recorded AUG 7 1974 at 1 h. 20 m. P.M.