



Bk: 40795 Pg: 254 Doc: DEED
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DEED

We, **DEAN W. WIEGERS** and **EDNA J. WIEGERS** of Mendon, Worcester County, Massachusetts, for consideration paid of Nine Hundred Thirty-Five Thousand (\$935,000.00) Dollars,

THE HAYWOOD HOUSE LLC, a Massachusetts limited liability company with an address of 131 Heritage Way, Holliston, MA 01746,

with **QUITCLAIM COVENANTS**

A certain parcel of land, with the buildings thereon and all the privileges and appurtenances thereto belonging, situated in said Mendon, on the northwesterly side of Hastings Street, with an address of 7-9 Hastings Street, and being shown on plan entitled "Land of Leola Parkinson et als, Mendon, MA, August 10, 1973, Scale 1" = 40', John R. Andrews, Jr., Registered Land Surveyor" recorded in Worcester District Registry of Deeds, in Plan Book 401, Plan 13, and more particularly bounded and described as follows:

7-9 Hastings St. Mendon

- BEGINNING at an iron pipe at the northeasterly corner of the granted premises;
- THENCE N. 36° 23' 40" W., 87.09 feet to a point, as shown on said plan;
- THENCE S. 88° 53' W., 45.13 feet to a point, as shown on said plan;
- THENCE S. 88° 42' W., 35.22 feet to a point as shown on said plan;
- THENCE N. 82° 58' W., 20.67 feet to a point, as shown on said plan;
- THENCE N. 55° 22' W., 60.45 feet to a point, as shown on said plan;
- THENCE N. 43° 32' W., 118.90 feet to a point, as shown on said plan;
- THENCE S. 46° 28' W., 125.47 feet to a point, as shown on said plan;
- THENCE S. 41° 28' E., 221.89 feet to a point, as shown on said plan;
- THENCE S. 48° 04' E., 106.70 feet to a point, as shown on said plan;
- THENCE S. 54° 57' E., 48.81 feet 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;

*Jerry Effren
25 W. Union St.
Ashland MA 01721*

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
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Fee: \$4,263.60 Cons: \$935,000.00

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THENCE 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.

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.

Together with a right to pass and repass over a strip of land adjoining the northeasterly line of land now or formerly of said 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.

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.

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.

Together with the right to maintain, repair and replace three (3) drains leading from the house, green house 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 above mentioned Deed to John Harcovitz, et ux.

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 3923, Page 65, if the same affect the locus. Also subject to riparian rights.

For grantors' title see deed dated January 11, 1980, recorded with said Registry, Book 6908, Page 197. See also confirmatory deed of easement from Arthur J. Ober, Jr. and Judith E. Ober to Dean W. Wieggers and Edna J. Wieggers dated February 12, 2007, recorded in the Worcester District Registry of Deeds, Book 40757, Page 226.

Witness our hands and seals this 6th day of February, 2007.

Dean W. Wiegiers
Dean W. Wiegiers

Edna J. Wiegiers
Edna J. Wiegiers

COMMONWEALTH OF MASSACHUSETTS

Worcester County

On this 6th day of February 2007, before me, the undersigned notary public, personally appeared Dean W. Wiegiers and Edna J. Wiegiers personally known to me to be the persons whose names are signed on the preceding or attached document and acknowledged to me that they signed it voluntarily for its stated purpose.

Nancy A. Lavalley
Notary Public
My commission expires: 9-4-09

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ATTEST: WORC. Anthony J. Vigliotti, Register