

We, William E. Bragdon, being married, and Estelle M. Bragdon, being unmarried, both of Milford, Worcester County, Massachusetts, for consideration paid, grant to John A. Claflin and Margaret E. Claflin, husband and wife, as tenants by the entirety, both of Blackstone, Worcester County, Massachusetts, with QUITCLAIM COVENANTS

A certain tract or parcel of land, with the buildings thereon, situated on the westerly side of Millville Road in Mendon, Worcester County, Massachusetts, and being more particularly bounded and described as follows, to wit:-

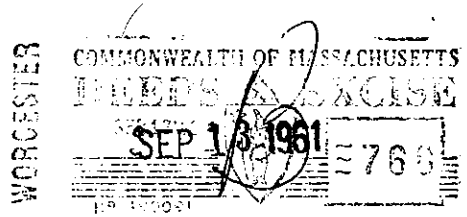
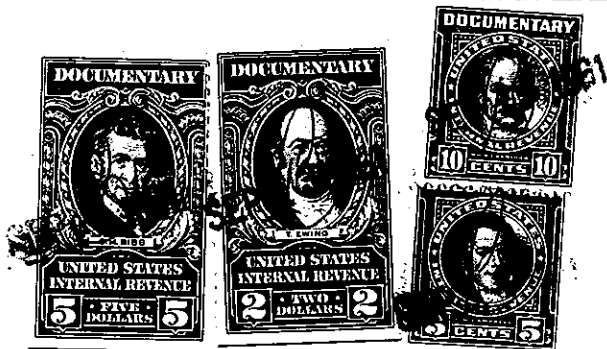
Beginning at a point on a stone wall at the northeasterly corner of the described premises at a point in the southwesterly line of said Road as laid out by the County Commissioners in 1937, which point of beginning is 1.93 feet distant S. 37° 39' 43" W. from a drill hole in said stone wall; thence N. 39° 15' 00" W. 48.79 feet to a Worcester County Highway bound; thence by a curve to the left having a radius of 777.00 feet a distance of 171.13 feet to a Worcester County Highway bound; thence N. 51° 52' 10" W. 33.39 feet to a point, the last three measurements being along the southwesterly location line of said Road as laid out in 1937; thence S. 39° 37' 33" W. 9.73 feet to a drill hole in a base stone; thence continuing the same course by a stone wall 82.99 feet to a drill hole; thence S. 09° 06' 42" W. by a stone wall 176.56 feet to a drill hole at the corner of stone walls; thence S. 67° 01' 30" E. by a stone wall 47.42 feet to a drill hole at the corner of stone walls; thence N. 34° 56' 45" E. by a stone wall 141.24 feet to a drill hole at the corner of stone walls; thence S. 52° 00' 26" E. by a stone wall 130.12 feet to a drill hole at the corner of stone walls; thence N. 37° 39' 43" E. by a stone wall 63.90 feet to the point of beginning, the last above described premises are shown on plan entitled Plan of Land in Mendon, Mass. on Millville Road June 23, 1956 by Eastman and Corbett Inc. Civil Engineers filed with Worcester District Registry of Deeds, Plan Book 217, Page 88.

Meaning and intending to convey and hereby conveying the same and all the same premises conveyed to us by Administrator's Deed of Richard E. Hickmott, dated March 6, 1961, recorded with said Deeds, Book 4178, Page 314.

I, Caroline G. Bragdon, wife of the grantor, release to the grantees all rights of dower and homestead and other interest in the granted premises.

WITNESS our hands and seals this eighth day of September 1961.

William E. Bragdon
Estelle M. Bragdon
Caroline G. Bragdon



COMMONWEALTH OF MASSACHUSETTS

WORCESTER, ss.

September 8, 1961

Then personally appeared the above named William E. Bragdon and Estelle M. Bragdon and acknowledged the foregoing instrument to be their free act and deed, before me,

Phyllis B. Bouthillette
Phyllis B. Bouthillette, Notary Public
My commission expires: August 18, 1962

Recorded Sept. 13, 1961 at 11h. 26m. A. M.