

WE, WILLIAM A. L. DOWDEN and CAROL E. DOWDEN, husband and wife,  
both

of Mendon

Worcester County, Massachusetts,

, for the full consideration of -----\$30,000.00----- paid

grant to GEORGE R. KEARSLEY and CHERYL F. KEARSLEY, husband and wife,  
as tenants by the entirety, both

of Nipmuc Drive, Mendon, Massachusetts

with quitclaim covenants ~~the book~~ THREE CERTAIN PARCELS OF LAND situated in  
said Mendon, bounded and described as follows:

FIRST PARCEL:

A certain tract of land, with the buildings thereon, situated  
in said Mendon, on the Northwesterly side of Route No. 16, bounded  
and described as follows:

N. 43° W., 200 feet along land formerly of John T. Manson;

EASTERLY 65 3/4 feet along land now or formerly of Sarah Henry;

S. 43° E., about 160 feet along other land formerly of said  
Manson;

S. 47° W., 50 feet along other land formerly of said Manson;

Together with an easement over a strip of land formerly of said  
Manson, and subject to a restriction regarding the sale of intoxicating  
liquors, all as set forth in a Deed of Delia M. Gilmore to Rosamond  
B. Tewksbury, and recorded with Worcester District Registry of Deeds  
in Book 2503, Page 223.

SECOND PARCEL:

A certain tract or parcel of land situated on the Northwesterly  
side of Uxbridge Road, a State Highway, in said Mendon, and being  
a portion of the former location of the Milford and Uxbridge Street  
Railway, and being more particularly bounded and described as follows:

Beginning at a stone bound at the most southerly corner of the  
granted premises in the Northwesterly line of said road and at land  
now or formerly of one Rattie, thence

N. 59° 06' W., 14.00 feet to a stake at the most Southerly corner of  
land of Charles C. Dowden et ux; thence

N. 30° 54" E., by said last mentioned land, 50.00 feet to a stake at  
land of Lake Nipmuc Park, so-called; thence

S. 59° 06' E., by other land of Clayton Parkinson, 14.00 feet to a  
stake; thence

S. 30° 54' W., by the Northwesterly line of said Road, 50.00 feet to  
the stone bound at the point of beginning.

Being shown on plan entitled Plan of Land, Deeded to Charles C. &  
Emily Dowden by Clayton Parkinson, June 16, 1958, duly filed with  
said Deeds in Plan Book 233, Plan 104.

GRANTEE(S) ADDRESS:

THIRD PARCEL:

A certain tract or parcel of land on the Northwesterly side of Old Uxbridge Road in said Mendon, bounded and described as follows:

Beginning at an iron pin at the Southwesterly corner of land now or formerly of Nipmuc Enterprises, Inc; thence

N. 45° 33' W., 150.82 feet by remaining land of said Nipmuc Enterprises, Inc. to an iron pin on stone wall at land now or formerly of one Gallant; thence

S. 44° 35' W., by a stone wall and by land now or formerly of said Gallant, 12 feet to an iron pin on wall; thence

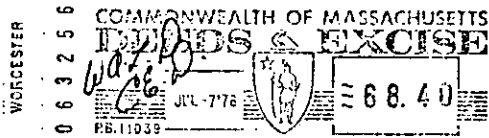
S. 77° 51' W., 34.71 feet by said stone wall and land now or formerly of said Gallant to a drill hole in stone; thence

S. 59° 06' E., 174 feet, more or less, by remaining land of Dowden to the point of beginning.

Said parcel contains 2,975 square feet, and is shown and set forth on Plan of Land in Mendon, Mass., Deeded to Charles E. & Emily M. Dowden by Nipmuc Enterprises, Inc., July 1961, duly filed with said Deeds in Plan Book 259, Plan 115.

For our title, see Deed from Charles C. Dowden et ux to us dated October 1, 1971 and recorded with said Deeds in Book 5159, Page 590.

Subject to drain rights as set forth in Deed from Clayton E. Parkinson et ux to Lucille Martin, dated December 14, 1949, recorded with said Deeds in Book 3238, Page 244, if same affects the locus.



Executed as a sealed instrument this sixth day of July 19 76

\_\_\_\_\_ William A. L. Dowden  
 \_\_\_\_\_ Carol E. Dowden  
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**The Commonwealth of Massachusetts**

Worcester ss. July 6 1976

Then personally appeared the above named WILLIAM A. L. DOWDEN and CAROL E. DOWDEN

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

Joseph A. Gattoni  
 JOSEPH A. GATTONI Notary Public  
 My commission expires November 21, 1980

Recorded JUL 7 1976 at 3 h. 59 m. P.M.