

I, REGINALD LaMONTAGNE, otherwise known as REGINALD LaMOUNTAGNE, being married, of Milford, Worcester County, Massachusetts, for consideration paid, grant to ORLANDO M. MURPHY and ISABELLE MURPHY, husband and wife, as tenants by the entirety, both of Framingham, Middlesex County, Massachusetts with QUITCLAIM covenants

A certain tract or parcel of land, with the buildings thereon, situated on the westerly side of Blackstone Street, in said Mendon, being the same and all the same premises as were conveyed by Deed of Louis W. Holbrook et ux., to Reginald LaMountagne et al., dated October 9, 1947, recorded with Worcester District Deeds, Book 3093, Page 475 and therein bounded and described as follows, to wit:-

"A certain parcel of land on the westerly side of Blackstone Street in the Town of Mendon and beginning at the southeasterly corner of land of these grantors at said Blackstone Street and at land belonging to the heirs of Jeremiah Driscoll;

Thence westerly by a stone wall by said land of Driscoll Heirs to a wall at other land of these grantors;

Thence southwesterly by said Driscoll land to land of One Hickmont;

Thence northwesterly by a stone wall and land of said Hickmont to corner of wall at other land of these grantors;

Thence westerly by said stone wall and land of said Hickmont to a corner in the wall;

Thence northwesterly by said wall and land of one Hickmont to land of one Kearsly;

Thence northeasterly along a stone wall by land of said Kearsley to land of one Taft;

Thence northeasterly along a stone wall by said Taft land to land of one Tetreault;

Thence southerly by a stone wall and land of one Tetreault and one Phipps;

Thence in a continuation of the last-mentioned course 150 feet to a stone bound;

Thence easterly by remaining land of these grantors to a stone bound at said Blackstone Street;

Thence southerly along said Blackstone Street to land of one Yanco;

Thence westerly by a stone wall and land of said Yanco 232 feet;

Thence southwesterly by a stone wall and land of said Yanco 268 feet;

Thence southeasterly by a stone wall and land of one Yanco 226 feet to said Blackstone Street;

Thence southwesterly along said Blackstone Street to the point of beginning.

These premises contain 65 acres, more or less, and the grantors reserve the right to remove cord wood cut by them prior to the date of this deed any time within the next six months.

Meaning and intending hereby to convey a portion of the premises conveyed to these grantors by Eloise Garneau by deed dated May 21, 1938 and recorded in the Worcester District Registry of Deeds, Book 2731, Page 246.

Furthermore, it is the intention of these grantors to convey all property owned by them on the westerly side of Blackstone Street in the Town of Mendon with the exception of a lot heretofore conveyed to one Phipps and a lot heretofore conveyed to one Yanco and one retained by these grantors immediately adjacent to that of said Phipps.

The aforementioned premises are set forth on a plan drawn by N. P. Tedrow and G. F. Walker, dated August 1938 and drawn for Louis W. Holbrook and Ethel M. Holbrook for the use of the Worcester County Land Use Planning Project."