

We, Orlando M. Murphy and Isabelle H. Murphy, husband wife, both of Framingham, Middlesex County, Massachusetts, for consideration paid, grant to Frank J. Kloczowski and Clara M. Kloczkowski, husband and wife, as tenants by the entirety, both of Milford, Worcester County, with QUITCLAIM COVENANTS

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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 LaMontagne et al., dated October 9, 1947, recorded with Worcester District Deeds, Book 3093, Page 475 and therein bounded and described as follows, to wit:-

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P.294

"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;

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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 conveyall 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."

There is excepted from the above described premises so much thereof as has been conveyed by the following Deeds, namely:

Deed from Reginald LaMontagne to Raymond J. Sullivan et al.,  
dated April 27, 1951, recorded with said Deeds, Book 3331,

Page 476;

Deed from Reginald LaMountagne to Kenneth J. Curley et ux., dated April 27, 1951, recorded with said Deeds, Book 3331, Page 483;

Deed from Reginald LaMountagne to Kenneth J. Curley et ux., dated April 27, 1951 recorded with said Deeds, Book 3331, Page 488;

Deed from Reginald LaMountagne to Daniel H. Taft et ux., dated August 10, 1951, recorded with said Deeds, Book 3375, Page 83;

Deed from Reginald LaMountagne to Robert K. Fagan, dated August 31, 1951, recorded with said Deeds, Book 3375, Page 93; and

Deed from Reginald LaMountagne to Felix P. Vadenais et ux., dated October 27, 1951, recorded with said Deeds, Book 3375, Page 207.

Said premises are conveyed subject to the rights and easements granted in the aforementioned Deed, Reginald LaMountagne to Daniel H. Taft et ux..

Meaning and intending to convey and hereby conveying the same and all the same premises as were conveyed to us by Deed of Reginald LaMontagne dated February 28, 1958, recorded with Worcester District Deeds, Book 3926, Page 45.

Said premises are conveyed subject to the taxes for the current municipal year, which taxes the grantees hereby assume and agree to pay as part consideration for this deed.

WITNESS our hands and seals this 17th day of April, 1959

*Orlando M. Murphy*  
*Isabelle H. Murphy*

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, ss.

April 17, 1959

Then personally appeared the above-named Orlando M. Murphy and Isabelle

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



1959

J. Laurence Doyle, Notary Public

My commission expires February 26, 1960

WORCESTER



Recorded April 17, 1959 at 1h. 29m. P. M.