

I, RUTH P. GRANHOLM, of Milford, Worcester County, Massachusetts, being unmarried, for consideration paid, grant to RALPH W. COFFIN, JR. and ESTELLA D. COFFIN, husband and wife, as tenants by the entirety, both of Mendon, in said County, with QUITCLAIM COVENANTS,

An undivided one-half interest in and to four certain tracts or parcels of land, with the buildings thereon, more particularly bounded and described as follows, to wit:-

FIRST PARCEL:

The land in Mendon, with the buildings thereon, situated on the easterly side of North Avenue and bounded and described as follows:

Beginning at the northwest corner of the granted premises at a stake at the southwest corner of a tract of land known as "Post Lane", thence N. 48° E. 188 feet to a stake bounding northerly on said "Post Lane"; thence S. 20° 15' E. 118.5 feet to an iron pipe bounding easterly on land, now or formerly, of Clarence A. Taft; thence S. 63° 29' W. 185 feet to an iron pipe at the easterly side of North Avenue bounding southerly on land, now or formerly, of one Hemond; thence N. 18° 31' W. 75 feet to the point of beginning, bounding westerly on said North Avenue.

SECOND PARCEL:

A certain parcel of land, situated on the easterly side of North Avenue, in said Mendon, bounded and described as follows, to wit:-

Beginning at the southwesterly corner of the granted premises on the easterly side of said Avenue at other land of said Coffin; thence easterly by said Coffin land, as the wall now stands, 188 feet, more or less, to the northeasterly corner of said Coffin's other land; thence northerly by land, now or formerly, of one Taft, 57 feet to a stone wall at land of one Svedine, the last line being the southerly line of said Coffin's land extended northerly; thence westerly by said Svedine land, as the wall now stands, 188 feet, more or less, to the easterly line of said North Avenue; and thence southerly by the easterly line of said Avenue 3.76 rods to the point of beginning; subject to such rights and easements as may exist of record over the granted premises.

Said premises are conveyed subject to the agreement to erect and maintain a legal fence on the entire easterly line of the granted premises as set forth in deed of Mary E. Taft to Ralph W. Coffin et al., dated August 2, 1941 and recorded with Worcester District Deeds, Book 2831, Page 394.

THIRD PARCEL:

The land in said Mendon, with the buildings thereon, located on the southerly side of Hastings Street and westerly side of Elm Street, bounded and described as follows:-

Beginning at a stone set in the ground for a bound at the intersection of said Elm Street with said Hastings Street, thence southwesterly with said Hastings Street to the center line of Willow Brook, so-called, thence southerly and down stream with the center line of said brook to land, now or formerly, of the Milford Co-operative Bank, formerly of Alderman C. Cook; thence easterly bounding on said land of the Milford Co-operative Bank to a stone set in the ground for a bound at land belonging to Mendon First Parish; thence northerly on said Parish land with the line of fence to a corner; thence easterly with said Parish land to land, now or formerly, of George F. Lowell; thence northerly with said George F. Lowell land and the fence to a corner; thence easterly with said George F. Lowell land and the fence to Elm Street; thence with said Elm Street to the point of beginning.

However otherwise said premises may be measured, bounded or described.