

At a meeting of the Board of Investment of the Webster Five Cents Savings Bank held on January 14, 1963

4349

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IT WAS VOTED:

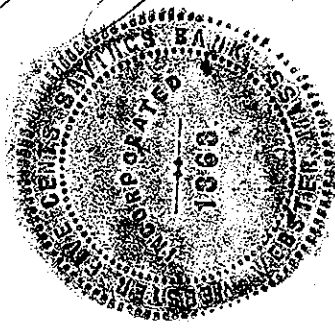
To authorize and empower David W. Horsley, Treasurer to partially release a certain tract of land situated in Dudley, County of Worcester, and Commonwealth of Massachusetts, on which the Webster Five Cents Savings Bank now holds a mortgage from Peter Thomas et ali dated June 29, 1961 and recorded in Worcester District Registry of Deeds, Book 4209, Page 496, and to sign and execute and affix its corporate seal to all papers necessary for such release. Said Bank to receive no consideration for this release.

David W. Horsley
Secretary

A true copy.

Attest:

David W. Horsley
Secretary



Recorded Feb. 4, 1963 at 12h. 50m. P. M.

■ END OF INSTRUMENT ■

We, Ralph W. Coffin, Jr. and Estella D. Coffin, husband and wife, both

of Mendon Worcester County, Massachusetts,

being ~~un~~married, for consideration paid, grant to William L. Auty and Mary J. Auty, husband and wife, as tenants by the entirety, both

of Millville

with quitclaim covenants

~~XXXXXXXXXX~~

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.

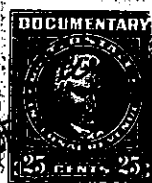
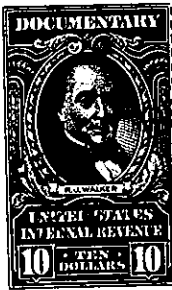
Said premises are conveyed subject to the agreement to erect and maintain a legal fence on the entire easterly line of the granted premises as set forth in deed of Mary E. Taft to Ralph W. Coffin et al, dated August 2, 1941 and recorded with Worcester District Deeds, Book 2831, Page 394.

For my title see deeds of Ruth P. Granholm to Ralph W. Coffin, Jr. et ux, dated August 25, 1948, recorded in Worcester District Registry of Deeds, Book 3143, Page 173 and Ruth P. Granholm to Ralph W. Coffin, & Annie B. Coffin dated August 25, 1948, recorded in said Registry, Book 3143, Page 177 and Probate of the Will of Ralph W. Coffin, Worcester Probate Court docket No. 201025.

Said granted premises are conveyed subject to taxes for the year 1963, which the grantees assume and hereby agree to pay.

WORCESTER

COMMONWEALTH OF MASSACHUSETTS
DEEDS & EXCISE
FEB-4'63
FEB 4 1963
1420



~~release to said grantee all rights of tenancy by the courtesy of her and homestead and other interests therein~~

Witness our hands and seals this 1st day of November 19 62

Ralph W. Coffin Jr.
Estella D. Coffin

The Commonwealth of Massachusetts

Worcester,

ss.

November 1,

19 62

Then personally appeared the above named Ralph W. Coffin, Jr. and Estella D. Coffin

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

William A. Murray Jr.
William A. Murray Jr Notary Public - Justice of the Peace
My commission expires April 29, 19 69

Recorded Feb. 4, 1963 at 12h. 53m. P. M.