

I, JOSEPH D. COLBERT

of Upton, Worcester County, Massachusetts,  
 being unmarried, for consideration paid, grant to BERNARD F. McKERNAN

of said Upton, Worcester County, Mass.

with warranty covenants

~~the land~~ "A certain tract or parcel of land, with all the buildings thereon,  
 situated in said Mendon, on the <sup>[Description and encumbrances, if any]</sup> westerly side of the road leading from said Mendon  
 to Worcester, bounded and described as follows, viz:-

BEGINNING: At a point on the westerly side of said road at land now or formerly  
 of Betsey Wood;

THENCE: northerly and with said road to land now or formerly of Liberty Goss;

THENCE: westerly as the wall now stands to a corner at land now or formerly  
 of Joseph Albee, bounded northerly by said Goss land;

THENCE: southerly as the ditch, wall, and fence now stand to a corner;

THENCE: easterly as the wall now stands to a corner at the Locust Hill Cemetery,  
 the last two lines bounded on land now or formerly of said Albee, westerly  
 and southerly;

THENCE: northerly as the wall now stands to a corner;

THENCE: easterly as the wall now stands to a corner, the last two lines  
 bounded easterly and southerly by said cemetery;

THENCE: N. 8° W. 31 rods and 9 links, to a stake in the wall, bounded easterly  
 by land formerly of Joseph Cummings;

THENCE: easterly as the wall now stands to a corner at land of Betsey Wood  
 the last line bounded on said Cummings' land;

THENCE: northerly as the fence now stands to a corner;

THENCE: easterly as the wall now stands to the place of beginning, the last  
 two lines bounded on land now or formerly of said Betsey Wood. Con-  
 taining 40 acres, be the same more or less. "

Being the premises described in a deed from Mary Elizabeth Mahern  
 to Joseph D. Colbert, dated July 23, 1953 and recorded with Worcester District  
 Deeds, Book 3520, Page 238.