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I, Margaret T. Powers, Executor of the Will of John F. Powers, late of Mendon, Worcester County, Massachusetts, by power conferred by a license of the Probate Court of Worcester County, issued under date of October 6, 1949, in Case No. 160319 on the Docket of said Court, and every other power, for Eight Thousand (\$8,000.00) Dollars paid, grant to W. Vincent Powers of Grafton, Massachusetts, three certain tracts or parcels of land situated in Mendon and Upton, in said County of Worcester, bounded and described as follows, to wit:

Parcel No. 1: Being those premises conveyed by deed of Michael Cummings to John Powers, dated March 24, 1880, and recorded with Worcester District Deeds, Book 1075, Page 144, and described in said deed as follows:- "a certain lot of land with the buildings thereon situated in the towns of Mendon and Upton, with all privileges and appurtenances to the same belonging, bounded beginning at the West-erly side of the old County road leading from Mendon to Worcester at a chestnut stump at land of Seth Davenport, thence S. 89 - 1/2° W. 23 rods 18 links to the centre of the New County road leading from Mendon to Worcester, thence on the center of said New County road Northerly 93 rods and 10 links, thence N. 78 1/3° E. 25 1/2 rods to the center of the old County road aforesaid, thence on the center of said old County road Northerly 79 rods, thence N. 86 - 1/4° E. 31 rods 5 - 1/2 links to a stake and stones, bounding Northerly by land of Enoch Taft, thence N. 82° - 3/4° E. 9 rods 20 links to a stake bounding Northerly by Patrick McTague, thence S. 1/4° E. 24 rods, thence S. 2/3° W. 5 rods the two last lines bounding Easterly by said McTague's land, thence S. 21° E. 41 rods to a stake and stones, thence S. 19 - 1/2° E. 30 rods to a stake and stones, thence S. 9 - 2/3° 49 rods and 13 links to a corner of the wall at an old discontinued road, thence on the wall Southwesterly to the said old County road, thence Southwesterly across the said old County road to the place of beginning, containing 50 acres. Excepting and reserving such part of said premises as were conveyed to John Clark", by deed of Michael Cummings, dated January 22, 1862, and recorded with Worcester District Deeds, Book 663, Page 502.

Parcel No. 2: Being those premises described in a deed of Nancy Holbrook to John Powers dated May 4, 1885, and recorded with Worcester District Deeds, Book 1192, Page 338, and described in said deed as follows:- "a certain tract of land known as the Nelson Pasture situated in the southerly part of Upton aforesaid and containing eight acres and ninety-eight rods more or less and bounded as follows, viz: commencing on the east side of the County road leading to Mendon at land now or formerly of E. B. Stoddard, thence by said Stoddard land N. 76 - 1/2° E. ten and eighty-eight one hundredths (10.88) rods to the old County road leading from Upton to Mendon, thence southerly bounding easterly on said old County road sixty-eight (68) rods more or less to land now or formerly of Michael Cummings, thence by said Cummings land S. 77 - 1/2° W. twenty-two (22) rods more or less to the county road first above mentioned, thence northerly bounding westerly by said county road sixty-seven and one quarter (67 - 1/4) rods more or less to the place of beginning." Excepting therefrom that portion of the described premises conveyed by deed of John F. Powers to Ward S. Gibson, dated December 13, 1947, and recorded with Worcester District Deeds, Book 3098, Page 547.

Parcel No. 3: Being those premises conveyed by deed of Lowell E. Fales and Gustavus B. Williams, Administrators of the Estate of Alonzo Hall, to John Powers dated February 5, 1896, recorded with Worcester District Deeds, Book 1494, Page 550, and described in said deed as follows:- "thirty-two acres, more or less of sprout land situated partly in Mendon and partly in Upton, in said County, ad-joining cleared land of said John Powers, it being near and north-easterly from his residence and being also the premises and all the premises conveyed by Sarah E. Davenport to said Alonzo Hall by deed dated December 27, 1888, and recorded with Worcester District Deeds, libro 1287, folio 478. For further description of the premises re-ference may be made to said Davenport deed and deeds referred to therein."

Subject to a Highway Relocation of the Town of Upton dated