

We, Peter Youngsma, also known as Peter A. Youngsma, and Gladys Youngsma, husband and wife, both

of Westboro,

Worcester County, Massachusetts.

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~~being considered~~ for consideration paid, grant to Michael J. Ford of Milford, Worcester County, Massachusetts

with QUITCLAIM covenants

A certain tract or parcel of land, with the buildings thereon, situated on the southerly side of the Northbridge Road and on the easterly side of Washington Street, in Mendon, Worcester County, Massachusetts, and being lot numbered 1 on plan of land entitled Windy Hill Plat Subdivision of land owned by Albert L. and Helen H. Johnson, Mendon, Mass. dated September 1948, Francis J. Brennan, Surveyor, filed with Worcester District Deeds, Plan Book 154, Plan 104, said lot being more particularly bounded and described as follows, to wit:-

Northerly by said Northbridge Road, 85.79 feet;
Westerly by said Washington Street, 151.46 feet;
Southerly by lot numbered 29, as shown on said plan, 71.74 feet; and
Easterly by lot numbered 2, as shown on said plan, 150.0 feet

Containing 11,817 square feet.

Said premises are conveyed subject to the restrictions set forth in deed of Albert L. Johnson, Jr. et ux. to Richard Vander Sluis et ux. dated February 12, 1949, and recorded with said Deeds, Book 3171, Page 276, namely:-

Each of said lots shall be used only as a site for one dwelling house of not less than five rooms, Quonset Huts excluded, standing at least twenty-five (25) feet from the southerly line of said Northbridge Road. There may be erected on said lots a private automobile garage to be used in connection with such house, provided however that no garage shall be placed on said lots within twenty-five (25) feet from the southerly line of said Northbridge Road.

Meaning and intending to convey and hereby conveying the same and all the same premises as were conveyed to us by deed of Richard Vander Sluis et ux., dated April 27, 1950, recorded with said Deeds, Book 3250, Page 113.

Said premises are conveyed subject to the taxes for the current municipal year, which taxes the grantee; assumes and agrees to pay as part consideration for this deed.

WORCESTER

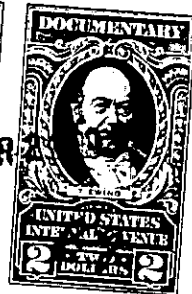
COMMONWEALTH OF MASSACHUSETTS
DEEDS & EXCISE

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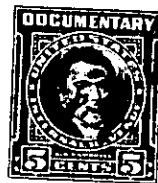
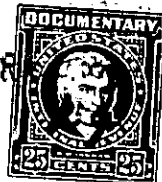
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books and records of said grantor.

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~~release of the grantee, all rights of~~ ~~tenancy by the entirety~~ ~~and other interests in the granted premises~~
~~done or to be done~~

Witness OUR hands and seals this 16th day of April 19 65

Peter Youngsma

Gladys Youngsma

Commonwealth of Massachusetts

WORCESTER, ss.

April 16,

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Then personally appeared the above-named Peter Youngsma and Gladys Youngsma

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

J. Laurence Doyle
J. Laurence Doyle, Notary Public

My commission expires March 3, 1967

Recorded April 21, 1965 at 11h. 25m. A. M.

■ **END OF INSTRUMENT** ■

I, EDWARD F. PLIMPTON also known as Edward A. Plimpton

of Sturbridge, Worcester County, Massachusetts,

being ~~un~~married, for consideration paid, grant to HAMILTON ROD & GUN CLUB, INC., a Massachusetts corporation duly established by law, of said Sturbridge *

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with quitclaim covenants undivided one-half (1/2) interest in the following three (3) tracts of land situated partly in said Sturbridge and partly ~~the land in~~ in Brookfield, in said Massachusetts, bounded and described as follows:

[Description and encumbrances, if any]

FIRST: A certain tract of land situated in the south part of said Brookfield and adjoining the north line of said Sturbridge, containing thirty-seven acres, more or less, and being the same premises conveyed to Benjamin O. Gay by deed of H. Warren Hamilton and John Mulcahy, dated January 28, 1904, and recorded with Worcester District Deeds, Book 1781, page 550, and being the same premises conveyed to said Hamilton and Mulcahy, by deed of John W. Monroe, dated January 21, 1898, and recorded with Worcester District Deeds, libro 1781, folio 549, to which deed reference is hereby made for a particular description of said tract.

SECOND: Also three certain tracts of meadow land situated in the southerly part of said Brookfield and being the same tracts conveyed to Benjamin O. Gay by deed of Henry E. Rice, dated August 3, 1899, and recorded with the Worcester District Deeds, libro 1630, folio 569, to which deed or the record thereof reference is hereby made for a particular description of said tracts.

THIRD: Also a certain tract of woodland situated partly in said Brookfield and partly in said Sturbridge, bounded and described as follows:

Beginning at the northwest corner thereof on the easterly side of the road running from Brookfield to Sturbridge by the house formerly of John Campbell, by land formerly of Benjamin O. Gay, thence running southerly by said road to a stone wall to other land formerly of said