

*Powers Road
Mendon, Upton, MA.*

I, W. Vincent Powers, of Upton, Worcester County, Massachusetts, being unmarried, for consideration paid, and in full consideration of FIVE HUNDRED TWENTY-EIGHT THOUSAND (\$528,000.00) DOLLARS. GRANT to David J. ^{Benney} and Elizabeth M. Benney, of Wayland, Massachusetts, ^{husband and wife} as tenants by the entirety, ^{of Powers Road, Upton, MA.} and with QUITCLAIM COVENANTS, the land situated mostly in Upton but partly in Mendon, County of Worcester, Massachusetts, and shown on a plan of land of W. Vincent Powers in Upton and Mendon, Massachusetts, dated September 15, 1987 by Andrews Survey and Engineering, Inc. located in Uxbridge, Massachusetts, and recorded in Worcester District Registry of Deeds, Book 625, Page 54, bounded and described as follows:

BEGINNING at a point at the Mendon/Upton line on the Westerly side of Powers Road, so-called;

THENCE South 16°, 46', 12" East, along said Powers Road in Mendon 32.23 feet to a point on a stone wall;

THENCE South 00°, 13', 48" West 87.68 feet to a point on said stone wall;

THENCE South 15°, 39', 11" East ^{41.76'} to the intersection of another stone wall;

THENCE South 82°, 01', 04" West 95.00 feet along said second stone wall to a point on said stone wall;

THENCE North 21°, 24', 40" West 120.00 feet crossing from Mendon into Upton to a point;

THENCE North 01°, 32', 41", East 115.97 feet to a point shown as Lot #3 on said Plan, the last three courses being by land N/F of Gary Powers;

THENCE North 22°, 08', 32" West by lots #3, #4, and C shown on said

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plan 676.04 feet to a point shown as lot B on said plan;

THENCE North 67° , $07'$, $35''$ East 55.00 feet to a point;

THENCE North 22° , $08'$, $31''$ West 230.70 feet to a point;

THENCE South 68° , $28'$, $30''$ West 55.00 feet to a point;

THENCE by Lot "A" as shown on said plan, North 22° , $08'$, $32''$ West:
232.24 feet to a point;

THENCE North 20° , $07'$, $47''$ West 233.47 feet to a point;

THENCE North 71° , $01'$, $18''$ East 27.79 feet to a drill hole in a
stone wall;

THENCE by said stone wall, North 27° , $20'$, $01''$ West 208.03 feet

to drill hole in said stone wall; (the distance of this course erroneously shown on
said Plan)

THENCE South 69° , $26'$, $22''$ West 10.66 feet to a point;

THENCE North 20° , $16'$, $00''$ West 237.95 feet to a point;

THENCE South 69° , $47'$, $20''$ West 335.55 feet to a point on the
Easterly side of Mendon Road;

THENCE by Mendon Road, North 20° , $12'$, $40''$ West 119.40 feet to a
point;

THENCE by a curve $R=25.00$ feet, $L=39.27$ feet, $I=90.00^{\circ}$, $00'$, $00''$;

THENCE North 69° , $47'$, $20''$ East 255.25 feet to a point;

THENCE North 14° , $16'$, $59''$ West 236.47 feet to a point;

THENCE North 88° , $13'$, $20''$ East 91.75 feet to a point in a stone
wall;

THENCE along said stone wall, North 22° , $59'$, $25''$ West 77.20 feet
to a point on said stone wall;

THENCE North 28° , $51'$, $40''$ West 22.20 feet to a drill hole in said
stone wall;

THENCE North 36° , $37'$, $35''$ West 44.09 feet to drill hole in said

stone wall;

THENCE along said stone wall, North 46° , $26'$, $26''$ West 189.76 feet to a drill hole in said stone wall;

THENCE along said stone wall, North 35° , $53'$, $08''$ West 41.32 feet to a drill hole;

THENCE North 54° , $06'$, $52''$ East 20.91 feet to a point;

THENCE North 33° , $57'$, $55''$ West 72.09 feet to a point;

THENCE North 20° , $55'$, $00''$ West 82.98 feet to a point;

THENCE North 69° , $05'$, $00''$ East 25.45 feet to a point;

THENCE North 78° , $09'$, $53''$ East 500.03 feet to a stake set;

THENCE North 74° , $39'$, $53''$ East 156.78 feet to a point;

THENCE South 07° , $40'$, $36''$ East 64.52 feet to a drill hole set

in a stone wall;

THENCE along said stone wall, South 07° , $40'$, $36''$ East 69.94 feet to a drill hole in said wall;

THENCE along said wall, South 07° , $29'$, $56''$ East 144.50 feet to a drill hole in said wall;

THENCE along said wall, South 07° , $39'$, $52''$ East 128.09 feet to a drill hole in said wall;

THENCE along said stone wall, South 03° , $44'$, $03''$ East 111.18 feet to a drill hole set at the corner of this and the next stone wall;

THENCE North 73° , $31'$, $12''$ East 315.36 feet to a drill hole set at the end of said stone wall;

THENCE North 76° , $57'$, $14''$ East 748.29 feet to the center of a road along the Mendon/Hopedale line, but 723.54 feet to the Town-line bound at a stone wall at the Upton/Mendon line;

THENCE along the middle of said road in Mendon, South 17° , $19'$, $00''$

East 721.91 feet to a point;

THENCE along the middle of said road, South 19°, 38', 00" East 528.64 feet to a point in the middle of said road at the Mendon/Upton line; the last two courses along the middle of said road roughly parallel a stone wall on the Upton/Mendon line which runs South 18°, 48', 52" East 1,238.60 feet to another stone wall at the intersection of a Town line bound delineating Upton and Mendon;

THENCE continuing along the middle of another road, all of which is in Mendon but bounded by incomplete stone walls on both sides, South 34°, 30', 00" West 942.99 feet to a point in the middle of said road, which point is opposite a drill hole set in the stone wall that borders the Westerly side of said road; and, said drill hole is 341.29 feet along the stone wall on a course of South 34°, 29', 52" West from the Town-line bound above referred to;

THENCE South 34°, 43', 51" West 487.18 feet along the middle of said road, again bounded on either side by incomplete stone walls, to a point opposite a drill hole on the Westerly bounding stone wall;

THENCE South 35°, 30', 00" West 245.18 feet to Powers Road;

THENCE along Powers Road, North 13°, 41', 11" West 204.58 feet to a point;

THENCE South 45°, 30', 35" West 42.39 feet to the point of beginning;

CONTAINING in Mendon 4.35 acres, more or less, and in Upton , 67.63 acres, more or less, for a total area 71.98 acres as shown on said plan; and being a part of the same premises conveyed to this Grantor by Deed of Margaret T. Powers, Executor of the Will of John F. Powers, Dated October 6, 1949, recorded in Worcester District Registry of Deeds,

Book #3214, Page #14.

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 [REDACTED]
 [REDACTED]
 [REDACTED]
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WITNESS my hand and seal this first day of September, 1989.

08/01/89
 RECEIVED
 WORCESTER
 TAX REG 28
 TAX 2,207.68
 CASH 2407.68
 0883A140 14108
 EXCISE TAX
 WVP
 9/1/89


W. Vincent Powers
 W. Vincent Powers

THE COMMONWEALTH OF MASSACHUSETTS

WORCESTER, ss.

September 1, 1989

Then personally appeared the above named W. Vincent Powers and
 acknowledged the foregoing instrument to be his free act and deed,
 before me,


 John J. Butler, Notary Public

My Commission expires December 16, 1994

ATTEST: WORC., Anthony J. Vigliotti, Register