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F. Blaine Hawkes and Alma V. Hawkes, husband and wife as tenants in common

of Mendon,

Worcester County, Massachusetts

for consideration paid, and in full consideration of TWO HUNDRED FOUR THOUSAND AND 00/100 (\$204,000.00) DOLLARS

grant to Peter W. Hawkes and Linda J. Hawkes, husband and wife, as tenants by the entirety, of Mendon, Worcester County, Massachusetts

with quitclaim covenants

A certain parcel of land situated in Mendon, Worcester County, Massachusetts on the southeasterly side of Park Street and on the northeasterly side of Pleasant Street, being shown as Parcel 1 on a plan entitled, "Plan of Land in Mendon, MA" prepared for Blaine Hawkes, 51 Pleasant Street, Mendon, Massachusetts dated August 7, 1997, prepared by Shea Engineering & Surveying Co., Inc. recorded herewith at Plan No. Book 730, Page 25. Said Parcel being further bounded and described as follows:

Beginning at the southeasterly corner at a drill hole at the intersection of stone walls on the northeasterly side of Pleasant street, said point being the southwesterly corner of Lot 25 as shown on said Plan.

- thence: N38-01-35W 26.55 feet along the stonewall to a drill hole;
- thence: N43-59-58W 54.11 feet along the stonewall to a drill hole;
- thence: N69-45-18W 65.09 feet along the stonewall to drill hole;
- thence: N71-48-36W 183.99 feet along the stonewall to a drill hole;
- thence: N77-40-00W 168.12 feet along the stonewall to a drill hole;
- thence: N67-40-35W 75.96 feet along the fence to a point;
- thence: N52-20-19W 47.14 feet along the fence to a point;
- thence: N41-24-56W 36.79 feet along the fence to a point;
- thence: N36-36-22W 75.84 feet along the fence to a drill hole in a stonewall;
- thence: N36-23-55W 255.34 feet along the stonewall to a drill hole set at a corner of walls;
- thence: N56-33-54W 3.35 feet to the end of a concrete wall;
- thence: N35-50-52W 125.16 feet along the southwesterly face of the concrete wall to a point;
- thence: N35-37-38W 137.21 feet to a drill hole at the end of a stonewall;
- thence: N36-00-11W 285.00 feet along the stonewall to a drill hole;
- thence: N44-40-48W 54.72 feet along the fence to a point
- thence: N31-00-24W 145.31 feet to a drill hole;
- thence: N25-11-20W 51.54 feet along the stonewall to a drill hole;
- thence: N15-19-04W 113.67 feet along the stonewall to a drill hole. The last 18 courses being by the sideline of Pleasant Street.
- thence: N30-58-35E 22.23 feet along the stonewall to a drill hole;
- thence: N41-47-06E 82.31 feet along the stonewall to a drill hole;
- thence: N39-04-38E 111.10 feet along the stonewall to an iron pin;
- thence: N45-06-23E 81.56 feet along the stonewall to a drill hole at the intersection of walls;
- thence: N50-10-46E 197.91 feet along the stonewall to a drill hole;
- thence: N52-00-58E 15.92 feet to a drill hole;
- thence: N48-31-05E 54.98 feet along the stonewall to a point. Said point being the southwesterly corner of Lot 3 as shown on said Plan. The last 7 courses being by the southeasterly sideline of Park Street;
- thence: S41-28-55E 263.82 feet to a point;
- thence: N23-17-32E 257.07 feet to a point. The last two courses being by Lot 3 as shown on said Plan.
- thence: N46-06-43E 515.44 feet to a point, in part by Lot 3 and in part by Lot 2;
- thence: S83-49-14E 164.20 feet to a point;
- thence: N28-26-01E 229.19 feet to a drill hole in a stonewall at land of Blaine Hawkes. The last two courses being by Lot 2;

Pleasant St., Mendon

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- thence: S37-20-03E 99.75 feet along the stonewall to a drill hole;
- thence: S37-20-03E 197.58 feet to a point;
- thence: Northeasterly 165.00 feet to a point;
- thence: Southeasterly 231.00 feet to a point;
- thence: Southeasterly 610.50 feet to a point at land now or formerly of Niro. The last 5 courses being by land of Hawkes;
- thence: Southwesterly 852.45 feet to a point at land of Blaine Hawkes;
- thence: S16-49-55W 503.81 feet to a drill hole at the end of a stonewall;
- thence: S18-18-57W 134.86 feet along the stonewall to a point;
- thence: S19-53-53W 66.51 feet along the stonewall to a point, said point being the easterlymost corner of Lot 25 as shown on said Plan;
- thence: N51-07-15W 74.51 feet along the stonewall to a drill hole;
- thence: N51-07-15W 49.87 feet along the stonewall to a drill hole;
- thence: N63-56-10W 150.47 feet along the stonewall to a drill hole;
- thence: N70-31-13W 170.87 feet to a drill hole at the end of the stonewall;
- thence: N70-31-13W 28.14 feet to a point;
- thence: S21-05-46W 37.16 feet to a drill hole at the end of a stonewall;
- thence: S21-05-46W 449.85 feet along the stonewall to the point of beginning. The last 7 courses being by Lot 25 as shown on said Plan.

Said parcel containing approximately 69.07 acres.

Excluding that parcel of land known as "Cranberry Meadow" and Right of Way as described as Parcel 3 in Deed Book 903, Page 127.

Subject to drainage easements as shown on Plan Book 559, Plan 103.

Being a portion of the premises conveyed to the Grantor August 5, 1988 and recorded with the Worcester County Registry of Deeds at Book 11863, Page 282.

Witness my hand and seal this 17th day of July 1998.

F. Blaine Hawkes

 F. Blaine Hawkes

Alma V. Hawkes

 Alma V. Hawkes

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

July 17, 1998

Then personally appeared the above named F. Blaine Hawkes and Alma V. Hawkes and acknowledged the foregoing instrument to be their free act and deed before me

Henry W. Bell

 Notary Public/Justice of the Peace
 Henry W. Bell
 My Commission Expires: Dec 8, 2000

CHAPTER 183, SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

(*Individual-Joint Tenants-Tenants in Common.)

DEEDS REG 20
 WORCESTER
 07/21/98
 194-205
 TAX 930.24
 CASH 930.24
 4185A140 14:16
 EXCISE TAX

194-205

ATTEST: WORC. Anthony J. Vigliotti, Register