

.....~~from Reginald Seabury Parker~~..... I, Reginald S. Parker, sometimes  
 .....known as Reginald Seabury Parker,.....

.....of Mendon..... Worcester..... County, Massachusetts

~~.....~~ for consideration paid, grant to..... Joseph I. Ashkins.....

.....of Milford, in said Worcester County  
 with warranty covenants.....

the land ~~is~~ together with the buildings thereon, situated in Mendon,.....  
 [Description and encumbrances, if any]

Massachusetts, and bounded and described in a deed from George F. Allen to Catharine R. Seabury, dated July 23, 1892, and recorded with Worcester District Deeds, Book 1389, page 147, as follows:-

"a certain tract or parcel of land in said Mendon, together with all buildings, crops and timber thereon lying on both sides of the Rehoboth Road formerly so called and bounded and described as follows, viz:- Beginning at a heap of stones on the West side of said Rehoboth Road near a large rock, thence running S. 63° W. about thirteen (13) rods to a heap of stones, thence S. 39° W. fifteen (15) rods to the end of a stone wall, thence S. 29° W. to a heap of stones by said wall, thence S. 59° W. about fourteen (14) rods to a heap of stones, thence S. 79° W. about twenty eight (28) rods to a heap of stones by a brook formerly called Second Brook, now Spring Brook, thence N. 81° W. about twenty and one half (20½) rods to the end of the wall by said brook, thence S. 66° W. about ten and one half (10½) rods to a heap of stones by an old road now discontinued which led from the house formerly of Alexander Thayer to Calebs Hill so called, all the before mentioned lines are by land formerly of Alexander and William Thayer, thence bounded Westerly, Northerly and Westerly, by and with said road until it comes to a corner of land formerly of John Penniman and also to land formerly of Ahaz Allen, then turning Easterly and bounding Southerly partly by land formerly of said Allen and partly by land formerly of Nahum Wheelock to a heap of stones by the fence on land formerly the home farm of said Ahaz Allen, thence North about 2° East about thirteen (13) rods, thence N. 65° E. about twenty-five (25) rods, thence N. 62° East about thirty-three (33) rods to stones, thence N. 6° W. about forty-nine and one half (49½) rods to stones, thence Easterly with a direct line to the double rock, thence with a direct line to said Rehoboth Road, the last mentioned lines from land formerly of Nahum Wheelock are by land formerly of Ahaz Allen, thence crossing said road to the corner of said Rehoboth Road and Mill Road, so called, thence Easterly and North Easterly by and with said Mill Road until it comes to Muddy Brook so called, thence running up the stream of said brook until it meets with the afore-said Second Brook so called, thence up stream of the last mentioned brook to said Rehoboth Road, thence crossing said road to the first mentioned bound and containing at least one hundred and forty (140) acres by actual measurement.

Said premises are subject to a right of way from West Woods, so called, to old Potomac road and to the rights of the District, if any, in present school house lot at corner of said Rehoboth and Mill Roads, and are the same premises conveyed to Nathan C. Aldrich by deed of Luke Aldrich, Jr., dated February 14, 1821, recorded in Worcester Registry of Deeds, Book 223, page 193."

Excepting therefrom, however, a certain portion of the said premises which was conveyed in a deed from Reginald Seabury Parker to Rest Haven Association, Inc., dated June 15, 1932, and recorded in book 2566, page 42, being bounded and described therein as follows:-

"a certain parcel of land including all buildings thereon, on the westerly and southwesterly side of School Street and northeasterly side of Providence Street, in Mendon, in the County of Worcester and Commonwealth of Massachusetts, and bounded and described as follows:- Beginning at the intersection