



THENCE S. 87° 51' W., 83 feet to the point of beginning.

Containing 14,325 square feet, more or less.

The above three courses bound on land now or formerly of John B. Ashton Jr. and Laura Ashton.

Being the same premises conveyed to Charles M. Allaire and Deborah A. Allaire, husband and wife, by deed of Wolfhard R. Treutler, et ux dated December 8, 1971 and recorded with the Worcester District Registry of Deeds in Book 5186, Page 519.

PARCEL III :

A certain parcel of land together with all the buildings and improvements thereon situated on the easterly side of Providence Street, formerly known as the road from "Coverdale Stand" to the Village of Mendon, in the Town of Mendon, County of Worcester and Commonwealth of Massachusetts, bounded and described as follows:

Beginning at the northwesterly corner of the granted premises at corner of land now or formerly of Gilbert Cook;

THENCE running S. 89 1/2° E. nineteen (19) rods;

THENCE S. 88° E. fifty-eight (58) rods to Mill River;

THENCE Southerly with said River to land now or formerly of Heirs of Adrian Scott;

THENCE N. 72 1/2° W. twelve (12) rods;

THENCE S. 84° W. nineteen and 8/10 (19.8) rods;

THENCE S. 1° W. four and 2/10 (4.2) rods;

THENCE S. 63° W. nine and 2/10 (9.2) rods;

THENCE S. 49 3/4° W. ten (10) rods;

THENCE S. 57 1/4° W. eight (8) rods;

THENCE S. 89° W. twenty (20) rods to said Road;

THENCE Northerly with said Road to the point of beginning.

EXCEPTING from the above described premises the portion thereof which said Lucille S. Farese conveyed to said Charles M. Allaire by deed dated October 29, 1965 and recorded in said Registry of Deeds in Deed Book 4615 at page 289, now said to be land of one Morin, and also EXCEPTING from the above described premises the two portions thereof which are described as follows, viz:--

FIRST PARCEL:

Beginning at an iron pipe set in the easterly line of said Providence Street at the southwesterly corner of the parcel of land conveyed to said Charles M. Allaire by deed dated October 29, 1965 as aforesaid and at the northwesterly corner of the parcel hereby excepted;

THENCE S. 84° 41' 57" E., bounding northerly on said Morin land, two hundred two (202) feet to an iron pipe;

THENCE S. 03° 03' 03" W. one hundred fifty (150) feet to an iron pipe at a strip of land forty-five (45) feet in width designated as a right of way on the plan hereinafter referred to;

THENCE N. 84° 41' 57" W., bounding southerly on said right of way, one hundred eighty-two and 77/100 (182.77) feet to point of curve;

THENCE on an arc of a curve to the right having a radius of twenty (20) feet, thirty and 52/100 (30.52) feet to the easterly line of said Providence Street;

THENCE N. 03° 03' 03" E., bounding westerly on said Providence Street, one hundred thirty and 77/100 (130.77) feet to the point of beginning.

Containing about 30,080 square feet. Said excepted parcel of land is shown on that plan entitled "Land of Lucille S. Farese Mendon, Mass June 17, 1967 John R. Andrews, Jr. Surveyor".

SECOND PARCEL:

Beginning at a point in the easterly line of said Providence Street, which is two hundred fifteen and 80/100 (215.80) feet southerly as measured along the line of said street from the iron pipe set in the line of said street at the southwesterly corner of said Morin land and at the northwesterly corner of the last above described parcel of land;

THENCE on the arc of a curve to the right having a radius of twenty (20) feet, thirty-two and 18/100 (32.18) feet;

THENCE S. 84° 41' 57" E. three hundred seventy-nine and 20/100 (379.20) feet to an iron pipe, bounding on the last two lines on the above referred to right of way;

THENCE S. 09° 48' 10" W. two hundred ninety-three and 08/100 (293.08) feet to an iron pipe;

THENCE N. 84° 41' 57" W. four hundred (400) feet to an iron pipe set in the easterly line of said Providence Street;

THENCE on the arc of a curve to the left having a radius of five hundred thirty (530) feet, one hundred ninety and 47/100 (190.47) feet to a Worcester County Highway Bound;

THENCE N. 03° 03' 03" E. eighty-three and 73/100 (83.73) feet to the point of beginning at said right of way, bounding on the last two lines on said Providence Street. Containing about 2.63 acres.

Said parcel of land is shown on that certain plan entitled: "Land in Mendon, Mass. Property of Lucille S. Farese June 17, 1967 John R. Andrews, Jr. Uxbridge, Mass. Surveyor."

ALSO, EXCEPTING any portions of the above conveyed premises that may have been taken in the relays of said Providence Street.

Being the same premises conveyed to Charles M. Allaire and Deborah A. Allaire, husband and wife, by deed of Lucille S. Farese dated September 21, 1967 and recorded with the Worcester District Registry of Deeds in Book 4792 , Page 494. . .

This instrument does not create any new boundaries.

