



Bk: 35718 Pg: 337 Doc: DEED
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JUSTINE A. BREWER and PETER J. BREWER of 286 Mendon Street, Blackstone, MA 01504, for consideration paid, and in full consideration of less than \$100.00, grant to **JUSTINE A. BREWER and PETER J. BREWER**, joint tenants in common, of 286 Mendon Street, Blackstone, MA 01504 with **quitclaim covenants**

The land in the Towns of Mendon, Uxbridge, and Millville, all in said Worcester County, as follows:

Parcel 1A:

Those certain premises described and referred to in deed of Grace S. Southwick to Justin A. and Clarice D. Southwick, dated May 24, 1949, and recorded with the Worcester District Registry of Deeds Book 3189, Page 66 in which said deed the Henry S. Benson homestead farm is described as follows, from a previous description:

"...(the land in) Mendon aforesaid, containing 140 acres by estimation, be the same more or less, bounded as followeth: BEGINNING at a heap of stones on the south side of the road leading through the premises on the east side of land owned by Moses Chapin; THENCE South 42° west about 45 1/2 rods to a heap of stones; THENCE South 25° west 30 1/2 rods to a heap of stones; THENCE South 36 1/2° west about 21 1/4 rods to end of old wall; THENCE various points by and with said wall about 11-3/4 rods to brook; THENCE South 32° west about 5 rods to a heap of stones; all the above described lines bounded by said Chapin's land; THENCE easterly various points as the partition fence now stands about 69 rods to a stake by ditch and is bounded southerly, partly by said Chapin's land and partly by James Taft's land; THENCE South 6° east about 12 rods to another stake by ditch on the north side of Elijah Thayer's land and bounded west on said Taft's land; THENCE North 88° east about 26 rods; THENCE North 73° east about 76 rods to said road, the last two lines bounded southerly on said Thayer's land; THENCE North 62° east across said road, two rods; THENCE North 79° east about 68 1/2 rods to east end of wall; THENCE North 13° west about 12-3/4 rods to stake and stones, the last two lines bounded on said Thayer's land; THENCE North 2° west about 58 rods to stake and stones and bounded easterly on Nathaniel Taft's land; THENCE North 89° west about 20 1/2 rods to a heap of stones by a large Black Oak tree; THENCE North 1 1/2 rods to stake and stones, the last two lines bounded northerly and easterly by said Taft's land; THENCE South 19° west about 73 rods to the west side of said road and is bounded northerly by Naaman Aldrich's land; THENCE various points by and with said road about 118 1/2 rods to the first mentioned bounds".

Parcel 1B:

"Also the land and buildings known as the Holland farm with the buildings standing thereon containing 70 acres, the Asa Legg lot containing 7 acres, 56 rods, and the Elbridge G. Daniels lot containing 8 acres, with all the privileges and appurtenances belonging thereto, bounded and described as follows: viz: BEGINNING at a Chestnut stump on the easterly side of a town road leading from the grantor's dwelling house passing on the westerly side of said premises, it being the southwest corner; THENCE easterly and bounding southerly on grantor's other land, 71 rods to stake and stones at land of heirs of Nathaniel Taft (deceased); THENCE northerly and bounding easterly partly on said heir's land and on land of Arnold Taft and Stephen Taft to land

Vineyard Street - Fisher Street, Millville - Southwick Street - Asylum Street, Mendon

Hold: MODL
PETER DAWSON, Esq

of Enoch Southwick; THENCE westerly and bounding northerly on said Enoch Southwick's land to land formerly owned by Asa Legg (deceased) and now owned by the grantor; THENCE northerly and bounding easterly on Enoch Southwick's land 36 rods and 19 links to land formerly owned by Elbridge C. Daniels and now owned by grantor; THENCE North 10° East 15 1/4 rods to a turn in wall; THENCE North 18° east 16 rods to corner of wall at land belonging to Mellens Taft; THENCE West 3-2/3° north and bounding northerly on Mellen Taft's land 33-1/3 rods to the above mentioned road nearly opposite to a stone bridge on said road; THENCE southerly and bounding westerly on said road to the first mentioned bounds, the whole containing by estimation 85 acres and 56 rods be the same more or less."

Parcel 1C:

Also a tract of land "... about five acres in area partly in Mendon and in Uxbridge containing by estimation 5 acres be the same more or less and for the description of which reference may be had to the aforementioned deed and to a deed of Moses Chapin to George Southwick dated November 15, 1817, which deed is now recorded at Book 3181, Page 165 of the Worcester District Registry of Deeds."

Parcel II:

That certain tract of land situated in the Town of Millville which was described in deed of Flora Ethier to Justin A. Southwick and Clarice D. Southwick in deed dated December 8, 1941, recorded Book 2841, Page 422 of the Worcester District Registry of Deeds in which said deed the premises are described as follows:

"BEGINNING at a barway on the southerly side of a road leading past the house on the premises, known as Vineyard Street; THENCE running southerly 13.6 rods; THENCE northwesterly 13.2 rods on land now or formerly of Lucius D. Taft; THENCE southwestwardly on land now or formerly of Andre Southwick, 104 rods to a corner of ditches; THENCE southerly by said ditch about 18 rods to a cement post; THENCE easterly running with a line of cement posts, a stone wall, and then again a line of cement posts to the first mentioned road; THENCE crossing the road and running southeasterly with said road to a stone wall and cement post; THENCE easterly 24 rods; THENCE southerly on land now or formerly of Mary Spring 16 rods to a Town Road; THENCE easterly on said road 35 rods; THENCE northerly on land now or formerly of heirs of Elija Thayer 67.4 rods; THENCE westerly on land now or formerly of Andre Southwick 63.6 rods to the first mentioned road; THENCE down said road 10.6 rods; THENCE across said road 2 rods to the point of beginning." Parcel II is said to contain 62 acres of land, be the same, more or less.

Parcel III:

The land in Millville on the south side of Vineyard Street and both sides of Town Road (Fisher Street) as described in deed of Mederic Ethier et ux dated May 20, 1949, and recorded with the Worcester District Registry of Deeds Book 3189, Page 353, in which said deed the premises are described as follows:

“a certain parcel or tract of land, with all the buildings and improvements thereon, situated in the Town of Millville, formerly part of Blackstone, County of Worcester and Commonwealth of Massachusetts, and bounded and described as follows: BEGINNING at a cement post on the southerly side of road leading past the house, known as Vineyard Street; THENCE running westerly with a line of cement posts, a stone wall, and again a line of cement posts, to a ditch; THENCE southerly by said ditch about 36 rods; THENCE 1.2 rods southerly; THENCE northerly 9 rods; THENCE southerly 50.6 rods crossing Town road to a stone wall, the last four lines bordering on land now or formerly of Edwin Irons and Walter Thompson; THENCE northerly 20 rods to a turn-road; THENCE easterly by said road 14.2 rods; the last two lines bordering on land now or formerly of Oscar Burdon; THENCE northerly 25.2 rods; THENCE West 7.2 rods; THENCE East 76 rods bounding on land now or formerly of Walter Thompson; THENCE northerly 35 rods on land now or formerly of Lucius D. Taft, to the first mentioned road; THENCE northwesterly up said road to the point of beginning.”

Said deed of Mederic Ethier et ux, recorded in Book 3189, Page 353, excerpts from the above premises 4.708 acres conveyed to Emile Ethier and Fernande Ethier, recorded in Book 3139, Page 334.

EXCEPTING from Parcel II above described, two parcels of land conveyed to Ronald L. Bilodeau et ux, one deed conveying 2.92 acres of land, more or less, and being dated October 31, 1977, and the other conveying 36,896 sq. ft. of land more or less and being dated March 18, 1968. The said deeds to Ronald L. Bilodeau et ux are recorded in Book 6329, Page 289 and in Book 4837, Page 120.

EXCEPTING another parcel of land containing one acre \pm called the Thayer Lot and described in the Worcester District Registry of Deeds Book 2841, Page 444, now registered land.

ALSO EXCEPTING two parcels in Mendon conveyed to Aldore E. Tetreault et al, Trustees by deed dated November 20, 1987, lots 64 and 68 shown on recorded plans. Lot 64 consisting of 60,500 sq. ft. and lot 68 consisting of 74,040 sq. ft., more or less.

ALSO EXCEPTING lot conveyed to William E. Rogerson, Jr., et ux, which lot consists in 58,230.51 sq. ft. of land by deed dated December 8, 1986, which said land is shown on Plan Book 568, Plan 118 and comes out of Parcel III above.

Meaning and intending to convey and hereby conveying all real estate conveyed to us, however described and wherever situate in the Towns of Mendon, Millville, and Uxbridge, said Worcester County by deed of Clarice D. Southwick dated March 24, 1983, which deed is recorded Book 7723, Page 139-141, and the land conveyed to these grantors by deed of Jean M. Southwick et al recorded in said Deeds Book 7195, Page 64.

This conveyance is subject to mortgage to First Vermont Bank & Trust Co. dated March 24, 1983, recorded Book 7723, Page 142 of the Worcester District Registry of Deeds and, is also subject to Second Mortgage to Clarice D. Southwick and Sandra G. Wilson, which mortgage is dated March 24, 1983, and is recorded at Book 7723, Page 145.

ALSO EXCEPTING 47,868.37 square feet of land, more or less, as shown on Plan Book 514, Plan 5, which said premises were conveyed to Clarice D. Southwick and Sandra G. Wilson by deed dated November 1, 1983, recorded Book 8006, Page 274.

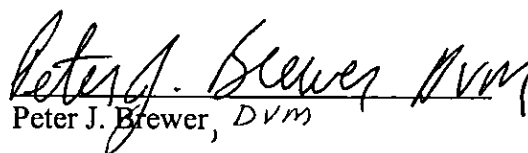
ALSO EXCEPTING the land in Mendon, Worcester County, Massachusetts, situated on the southerly side of Asylum Street, being shown as "Assessor's Map 25 - Lot 40" on a plan entitled "Plan of Land in Mendon, MA" dated September 15, 2000, prepared by Shea Engineering & Surveying Inc. and recorded with the Worcester District Registry of Deeds in Plan Book 780, Plan 122, which said premises were conveyed to Peter J. Brewer and Jean Brewer by deed dated October 18, 2002 and recorded in Book 27820, Page 64.

ALSO EXCEPTING Lot 1 shown on a plan entitled "Division of Land, Mendon, MA., 11 Southwick Street Owned By Justine Brewer and Peter J. Brewer", prepared by Andrews Survey & Engineering, Inc., dated September 2, 2003 and recorded with the Worcester District Registry of Deeds in Plan Book 803, Plan 4, which said premises were conveyed to Cindy Lavoie by deed dated November 6, 2003 and recorded in Book 32315, Page 358.

ALSO EXCEPTING the land in Mendon, Worcester County, Massachusetts, situated on the southerly side of Asylum Street, being shown as "Lot 1" on a plan entitled "Plan of Land in Mendon, Massachusetts, Asylum Street" dated 12/11/01, prepared by John R. Andrews, III, R.L.S. and recorded with the Worcester District Registry of Deeds in Plan Book 786, Plan 114, which said premises were conveyed to Betsey Ruth Brewer by deed dated October 18, 2002 and recorded in Book 27851, Page 221.

IN WITNESS WHEREOF, signed as a sealed instrument this 12th day of February, 2005.


Justine A. Brewer


Peter J. Brewer, DVM

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On February 12, 2005, before me, the undersigned notary public, personally appeared Justine A. Brewer (the "Principal") and acknowledged to me that the Principal signed the preceding or attached document voluntarily for its stated purpose. The Principal proved to me through satisfactory evidence of identification that the Principal is the person whose name is signed on the preceding or attached document. The satisfactory evidence of identification provided to me was:

- A current document issued by a federal or state government agency bearing the photographic image of the Principal's face and signature; or
- On the oath or affirmation of a credible witness unaffected by the document or transaction who is personally known to the notary public and who personally knows the Principal; or
- Identification of the Principal based on the notary public's personal knowledge of the identity of the Principal; or
- The following evidence of identification: _____

Danielle M. Smith
Notary Public

Printed Name: Danielle M. Smith

My Commission Expires: 6/23/2006

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COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On February 12, 2005, before me, the undersigned notary public, personally appeared Peter J. Brewer (the "Principal") and acknowledged to me that the Principal signed the preceding or attached document voluntarily for its stated purpose. The Principal proved to me through satisfactory evidence of identification that the Principal is the person whose name is signed on the preceding or attached document. The satisfactory evidence of identification provided to me was:

- A current document issued by a federal or state government agency bearing the photographic image of the Principal's face and signature; or
- On the oath or affirmation of a credible witness unaffected by the document or transaction who is personally known to the notary public and who personally knows the Principal; or
- Identification of the Principal based on the notary public's personal knowledge of the identity of the Principal; or
- The following evidence of identification: _____

Danielle M. Smith
Notary Public

Printed Name: Danielle M. Smith

My Commission Expires: 6/23/2006

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