

We, Ralph W. Coffin, Jr. and Estella D. Coffin, husband and wife, and Ralph W. Coffin, a widower, all

3831

419

See Plan Book 221, Plan 83

of Mendon, Worcester

County, Massachusetts, Harold F. Lowell and Donald B. Lowell, Trustees of

~~being~~ for consideration paid, grant to Lowell Realty Trust, under a declaration of Trust dated November 28, 1956, and recorded in Worcester District Registry of Deeds Book 3826 Page 301

of said Mendon

with quitclaim covenants

~~whereof~~

[Description and encumbrances, if any]

A certain parcel of land together with the buildings thereon, situated on the southeasterly side of Hastings Street, known as State Route #140 and the southwesterly side of Elm Street in said Mendon and bounded and described as follows:

Beginning at the southeast corner of the granted premises at a drill hole in a boulder at the northeast corner of land of one Austin; thence S. 71° 57' 32" W. along said Austin land, 136.38 feet to the center line of a brook at land of Lowells'; thence N. 21° 47' 00" W. along the center of said brook and Lowells' land, 217.82 feet to the southeasterly line of Hastings Street as laid out by the Commonwealth of Mass. as a state highway; thence N. 16° 23' 03" E. along the southeasterly line of said Hastings Street, 97.23 feet to a Mass. Highway Bound; thence northeasterly, 213.59 feet along the southeasterly line of said Hastings Street, in a curved line having a radius of 560.00 feet to a Mass. Highway Bound; thence S. 50° 24' 00" E. 2.07 feet to a Mass. Highway Bound; thence N. 39° 36' 00" E. 17.00 feet to the westerly line of Elm Street; thence S. 48° 41' 13" E. along the westerly line of said Elm Street, 194.15 feet to a fence post; thence S. 40° 29' 00" E. along the westerly line of said Elm Street, 46.90 feet to a fence post at the northwest corner of land of one DiLegge; thence S. 65° 15' 12" W. along a fence and said DiLegge land, 66.56 feet to a fence post; thence S. 17° 15' 13" E. 109.06 feet to an iron pipe at land deeded to the Mendon Unitarian Parish; thence S. 75° 50' 52" W. 110.31 feet to an iron pipe; thence S. 13° 15' 57" E. 134.59 feet to the point of beginning, the last two courses bounding on said Unitarian Parish land.

Being land shown as lot "A" on "Plan of Land of Ralph W. Coffin, Jr. et ux in Mendon, Mass. Sept. 1956, Scale 1"=40' Eastman and Corbett Inc., Civil Engineers, Milford, Mass." to be recorded herewith and consisting of 2.02 acres.

Said granted premises being a part of the premises conveyed by the Milford Co-operative Bank to Ralph W. Coffin, Annie B. Coffin and Ralph W. Coffin, Jr. by deed dated January 18, 1937 and recorded in Worcester District Registry of Deeds Book 2687, Page 271.

For our title see deed of Ruth P. Granholm to Ralph W. Coffin and Annie B. Coffin dated August 25, 1948 and recorded in said Registry Book 3143, Page 177 ($\frac{1}{2}$ interest), and deed of Ruth P. Granholm to Ralph W. Coffin Jr., and Estella D. Coffin dated August 25, 1948 and recorded in said Registry Book 3143, Page 173 ($\frac{1}{2}$ interest), the said granted premises being a part of the ~~second~~ ^{third} parcel in said deeds.

~~trustee~~ ~~of said grant~~

~~release to said grantee all rights of~~ ~~claimant for the same~~ ~~taxes thereon interests therein~~

Witness our hand and seal this 14th day of December 19 56

William A. Duwray Jr.
(to all)

Ralph W. Coffin
Ralph W. Coffin
Estella D. Coffin