

We, John Harcovitz and Frances O. Harcovitz, husband and wife, both of Millis, Norfolk County, Massachusetts

being ~~un~~married, for consideration ~~paid~~ of thirty three thousand dollars, receipt of which is hereby acknowledged, grant to John I. Riedle and Arlene Riedle, husband and wife, as tenants by the entirety

of 641 South Main Street, Bellingham, Norfolk County, Massachusetts

with quitclaim covenants

the land in Mendon, Worcester County, Massachusetts, situated on the northwesterly side of Hastings St., and being shown on a plan entitled "Land of John Harcovitz, et ux, Mendon, Mass., August 20, 1971, 1" = 100', John R. Andrews, Jr., Surveyor", to be filed herewith, and bounded and described according to said plan as follows:

Grantees address:

Beginning at a point on the northerly side of Hastings Street at land now or formerly of Snay  
NORTHWESTERLY two hundred one and 42/100 (201.42) feet;  
NORTHEASTERLY one hundred forty seven and 30/100 (147.30) feet;  
NORTHWESTERLY, by land now or formerly of M. H. Smith, five hundred twenty six and 97/100 (526.97) feet;  
SOUTHWESTERLY, by land now or formerly of the Town of Mendon, one hundred eighty six and 50/100 (186.50) feet;  
NORTHWESTERLY, by land now or formerly of the Town of Mendon, two hundred eleven and 01/100 (211.01) feet;  
SOUTHWESTERLY, by land now or formerly of the Town of Mendon, four hundred six and 91/100 (406.91) feet;  
NORTHWESTERLY, by land now or formerly of the Town of Mendon, four hundred nine and 75/100 (409.75) feet;  
SOUTHWESTERLY, by land now or formerly of Broome, three hundred eighty nine and 25/100 (389.25) feet;  
SOUTHEASTERLY, by land now or formerly of Broome, one hundred thirty four and 18/100 (134.18) feet;  
SOUTHEASTERLY, by land now or formerly of Harcovitz, one hundred forty seven and 50/100 (147.50) feet;  
SOUTHWESTERLY, by land now or formerly of Harcovitz, one hundred fourteen and 17/100 (114.17) feet;  
SOUTHEASTERLY, by land now or formerly of Boss, one hundred forty six and 5/10 (146.5) feet;  
SOUTHWESTERLY, by land now or formerly of Boss, two hundred fifteen and no/100 (215) feet, more or less, to the easterly side of Washington St;  
SOUTHEASTERLY, by Washington Street, as shown on said plan, seventy and 33/100 (70.33) feet;  
NORTHERLY, by land now or formerly of Dorina Inglasi, by a curve with a radius of twenty feet, thirty one and 63/100 (31.63) feet to the Southerly side of the fifty foot right of way shown on said plan;  
NORTHEASTERLY, by land now or formerly of Dorina Inglasi, one hundred eighty and 67/100 (180.67) feet;  
SOUTHEASTERLY, by land now or formerly of Dorina Inglasi, one hundred fifty and no/100 (150.00) feet;  
NORTHEASTERLY, by land now or formerly of Congdon, two hundred thirty eight and 98/100 (238.98) feet;  
SOUTHEASTERLY, by land now or formerly of Congdon, ~~two~~ hundred thirty two and 01/100 (332.01) feet;  
SOUTHEASTERLY, by land now or formerly of Hersey, now or fromerly of Congdon, now or formerly of Hackenson, four hundred fifty three and 12/100 (453.12) feet;  
NORTHEASTERLY, by land now or formerly of Lowell, two hundred thirty seven and 64/100 (237.64) feet to the center of a brook  
SOUTHEASTERLY, by the center of the brook, one hundred twenty seven and 78/100 (127.78) feet to the northerly side of Hastings Street;  
NORTHEASTERLY, by Hastings Street, fifty nine and 59/100 (59.59) feet to a Massachusetts Highway Bound;  
NORTHEASTERLY, by ~~the northerly side of~~ Hastings Street, by a curve with a radius of six hundred thirty feet, one hundred thirteen and 80/100 (113.80) feet;  
NORTHWESTERLY, by land now or formerly of the Estate of Clayton Parkinson, one hundred fifty five and 51/100 (155.51) feet to a right of way shown on said plan;

NORTHWESTERLY, by land now or formerly of the Estate of Clayton Parkinson, two hundred twenty one and 89/100 (221.89) feet;  
 NORTHEASTERLY, by land now or formerly of the Estate of Clayton Parkinson, one hundred twenty five and 47/100 (125.47) feet;  
 SOUTHEASTERLY one hundred eighteen and 90/100 (118.90) feet;  
 SOUTHEASTERLY sixty and 45/100 (60.45) feet;  
 SOUTHEASTERLY twenty and 67/100 (20.67) feet;  
 NORTHEASTERLY thirty five and 22/100 (35.22) feet;  
 NORTHEASTERLY forty five and 13/100 (45.13) feet;  
 SOUTHEASTERLY eighty seven and 09/100 (87.09) feet to the northerly side of Hastings Street, the last six courses being bounded by land now or formerly of the Estate of Clayton Parkinson;  
 NORTHEASTERLY, by Hastings Street, thirty six and no/100 (36.00) feet to the place of beginning.

Containing twenty one (21) acres of land, more or less, according to said plan.

This conveyance is made subject to the rights of way as shown on said plan and to the ~~grantors, their heirs and assigns~~ following rights reserved to the ~~grantors~~ of a deed dated June 8, 1966, their heirs and assigns, as recorded with Worcester Registry Deeds Book 4672, Page 583:

1. The right to pass and re-pass over a strip of land adjoining the northeasterly line of other land of the ~~grantors~~ and leading from Hastings Street, said strip being about 25 feet wide on Hastings Street and reducing to 14 feet at its point of termination as shown on said plan, together with the right to park vehicles in a portion of said right of way, said portion being about ten feet in width and about 80 feet long, as shown on said plan.
2. The right to pass and repass over a strip of land 6 feet wide along the southwesterly line of other land of the ~~grantors~~ leading from Hastings Street northwesterly about 155 feet, as shown on said plan.
3. The right to maintain, repair, and replace three drains leading from the house, greenhouse and boiler room on other land of the grantors and leading onto the granted premises at the southwesterly side of other land of the ~~grantors~~. Said drains to be for the discharge of surface water, but no sewerage.

This conveyance is subject to drain rights granted to Lucille Martin, by instrument dated December 14, 1949, recorded with Worcester County Registry of Deeds Book 3238, Page 244. Also subject to headwall and drainage rights granted to the Commonwealth of Massachusetts, by instrument dated August 24, 1950, recorded with Worcester County Registry of Deeds Book 3293, Page 65, if the same affects the locus. Also subject to riparian rights.

Subject to all easements and restrictions of record, if any, in so far as in force and applicable.

Being a portion of the same premises conveyed to us by deed of Clayton E. Parkinson, et ux, dated June 8, 1966, recorded with Worcester District Registry of Deeds Book 4672, Page 583, and being a portion of the premises conveyed to John Harcovitz by deed of Caroline Boss et ali, dated August 28, 1967, recorded in Book 4824 Page 374.

~~husband of said grantor~~  
~~wife~~

~~release to said grantor all rights of tenancy by the entirety and other interests therein~~  
~~down and homestead~~

Witness ~~our~~ hand and seal this 14<sup>th</sup> day of October, 1971

WORCESTER



*John Harcovitz*  
*Thomas C. Cassidy*

The Commonwealth of Massachusetts

*Norfolk* ss. *October 14*, 1971

5179

576

Then personally appeared the above-named John Harcovitz and Frances O. Harcovitz and acknowledged the foregoing instrument to be their free act and deed, before me

*Frank J. Gross*  
Frank J. Gross  
Notary Public

My Commission expires December 9, 1977

Recorded Dec. 13, 1971 at 4h. 7m. P. M.

■ END OF INSTRUMENT ■

STATE TAX FORM 290

CERTIFICATE OF MUNICIPAL LIENS  
GENERAL LAWS, CHAP. 80, SEC. 23

THE COMMONWEALTH OF MASSACHUSETTS

ROYALSTON  
NAME OF CITY OR TOWN

OFFICE OF THE COLLECTOR OF TAXES

No. 16

Rural Housing Improvement Act  
1 Bacon St  
Westminster, Mass.

Nov 1, 1971

It is hereby certified from available information that hereinafter listed are all taxes and assessments, water rates and charges, which on the above date constitute liens on the parcel of real estate specified in your application dated Oct 1, 1971.

THE AMOUNTS NOW PAYABLE on account of such real estate so far as they are fixed and ascertained are itemized below. Any amount not ascertainable is so stated.

DESCRIPTION OF REAL ESTATE

Description should be sufficiently accurate to identify the premises. In the case of registered land, certificate of title number must be given.

PARK ST REAR 2-1/2 ac. Plot w/ House + Garage  
BK 3030 Pg 542  
BK 2936 Pg 416-1

NAME OF PERSON ASSESSED HENRY A. DUFAULT

LOCATION OF PROPERTY PARK ST REAR 50 ROYALSTON, MASS

MUNICIPAL LIENS	19__	19__	19 <u>71</u>
TAX			<u>279.48</u>
Interest . . . . .			
Charges and Fees . . . . .			
TAX TITLE			
ASSESSMENT			
MOTH			
STREET SPRINKLING			
OR OILING			
Sewer . . . . .			
Sidewalk . . . . .			
Street Betterment . . . . .			
Committed Interest . . . . .			
WATER LIEN RECORDED REG. OF DEEDS			
DISTRICT TAX			
TOTAL			

Apportioned betterment assessments not yet due: \$ NONE \$ NONE \$  
INTEREST FROM OCTOBER 1 TO BE ADDED NO. SEWER NO. SIDEWALK NO. STREET

I have no knowledge of any other lien outstanding.

Improvements have been voted, with regard to which there will probably be liens as follows:

Unpaid water rates and charges to None, 19\_\_ \$  
DATE

*Paul J. Boucheau* Collector of Taxes for ROYALSTON  
NAME OF CITY OR TOWN

THIS FORM APPROVED BY COMMISSIONER OF CORPORATIONS AND TAXATION.

Recorded Dec. 13, 1971 at 3h. 46m. P. M.