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Recorded APR 9 1973 at 11 h. 09 m. A.M.

GRANTEE(S) ADDRESS:

We, Edouard J. Rouleau, Jr. of that name of Hopedale, Worcester, County, Massachusetts, George P. Julian and John R. Pizzillo, Jr. of that name, both of Milford, Worcester County, Massachusetts, as Trustees of the "J.P.R. Realty Trust" under a Declaration of Trust dated June 16, 1965, recorded with Worcester District Registry of Deeds, Book 4575, Page 377.

✱

Worcester County, Massachusetts,

~~for the full consideration of \$33,000.00~~ for the full consideration of \$33,000.00 paid

grant to Philip H. Twitchell, of 82 Spruce Street, Milford, Mass. and Howard F. Miller, of Hastings Street, Mendon, Mass., as tenants in common

✱

with quitclaim covenants the land in said Mendon, on the southeasterly side of Hastings Street, known as State Route #16 and on the southwesterly side of Elm Street, bounded and described as follows:

- Beginning at a concrete bound in the southeasterly line of said Hastings Street at land of Harold F. Lowell and Donald B. Lowell, Trustees of Lowell Realty Trust;
- thence northeasterly 163.59 feet along the southeasterly side said Hastings Street in a line curved to the right having a radius of 560.00 feet to a Massachusetts Highway bound;
- thence S. 50° 24' 00" E. 2.07 feet to a Massachusetts Highway bound;
- thence N. 39° 36' 00" E. 17.00 feet to the southwesterly line of Elm Street; the last three measurements bounding on said Hastings Street;
- thence S. 48° 41' 13" E. along the southwesterly 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 of the Mendon Unitarian Parish;
- thence S. 75° 50' 52" W. by said last mention land, 110.31 feet to an iron pipe;
- thence N. 26° 52' 00" W. 137.33 feet to a granite post;
- thence N. 57° 29' 20" W. 87.69 feet to the concrete bound at the point of beginning, the last two courses bounding by land of Harold F. Lowell and Donald B. Lowell, Trustees of Lowell Realty Trust.

Being a portion of the land shown as Lot "A" on "Plan of Land of Ralph W. Coffin et ux. in Mendon, Mass." dated September, 1956 by Eastman & Corbett Inc., Civil Engineers, recorded with Worcester District Registry of Deeds, Plan Book 221, Plan 83.

Being the same and all the same premises conveyed to grantors by deed of John S. Hogarth, Jr. et ux. dated July 1, 1966, recorded with Worcester District Registry of Deeds, Book 4680, Page 67.

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Worcester 051492  
COMMONWEALTH OF MASSACHUSETTS  
DEEDS EXCISE  
APR-9'73 75.24  
PB.11033  
EJR Jr 4-9-73

Executed as a sealed instrument this 5th day of April 1973

*Edouard J. Rouleau Jr.*  
Trustee Aforesaid Edouard J. Rouleau Jr.  
*George P. Julien*  
Trustee Aforesaid George P. Julien  
*John R. Pizzillo Jr.*  
Trustee Aforesaid John R. Pizzillo, Jr.

The Commonwealth of Massachusetts

Worcester ss. April 5 1973

Then personally appeared the above named Edouard J. Rouleau, Jr. John R. Pizzillo, Jr. and George Julian, Trustees Aforesaid

and acknowledged the foregoing instrument to be their free act and deed, before me

*Angelo J. Roberto*  
Angelo J. Roberto Notary Public  
My commission expires July 12 19 79

■ END OF INSTRUMENT ■

MASSACHUSETTS QUITCLAIM DEED INDIVIDUAL (LONG FORM) 882

We, JOHN R. STEVENS and NANCY A. STEVENS, husband and wife, as tenants by the entirety both

of 3 Newton Street, Northborough, Worcester County, Massachusetts

being ~~married~~, for consideration paid, and in full consideration of

---Thirty-six Thousand and no/100 Dollars-----  
grants to GEORGE H. HERZNER and LINDA K. HERZNER, husband and wife, as \* tenants by the entirety, both

of 3 Newton Street, Northboro with quitclaim covenants

the land in Northborough, Worcester County, Massachusetts.

[Description and encumbrances, if any]

A certain parcel of land, with the buildings thereon, on the westerly side of Newton Street in Northborough, Worcester County, Massachusetts.

Being Lot 1 on plan entitled "Plan of Lots in Northborough, Massachusetts owned by John E. and Elizabeth M. Clark, scale 1" = 40' February 20, 1963, Francis B. Thompson, C.E." which plan is recorded at Worcester District Registry of Deeds, Plan Book 270, Plan 4. Said lot being bounded and described as follows:

BEGINNING at the southerly corner of said Lot I at a point in the westerly line of Newton Street and land now or formerly of John E. and Elizabeth M. Clark;

THENCE North 39° 49' 50" West by a stone wall and land of said Clark 52.74 feet to an angle in the wall;

THENCE North 43° 29' 50" West by a stone wall and land of said Clark 159.65 feet to a point at other land of said Clark;

THENCE North 27° 00' East by said land of Clark 75.95 feet to Lot II shown on aforementioned plan;

THENCE South 63° 00' East by said Lot II, 199.33 feet to the westerly line of Newton Street;

Recorded APR 9 1973 at 11 h. 36 m. A

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