

I, James W. Baggett,

of Los Angeles, Los Angeles County, California,

~~County, Massachusetts~~

being ~~un~~married, for consideration paid, grant to Alva A. Brown<sup>Jr.</sup> and Jacqueline T. Brown, husband and wife as tenants by the entirety, both of Medway, Norfolk County, Massachusetts

with QUITCLAIM covenants

The following parcels of land together with the buildings thereon situated in Mendon, Worcester County, Massachusetts on the northerly side of the road leading from said Mendon to Uxbridge, near Nipmuc Pond, so-called, and bounded and described in a deed from George B. Clare to Mary A. Clare et al, dated March 9, 1931, recorded with Worcester District Deeds Book 2538, Page 71, as follows:-

"Parcel No. 1- Two lots of land being numbered 16 and 17 on a plan of house lots owned by John T. Manson, made by Henry W. Gaskill, C. E., dated September, 1906, and recorded with Worcester District Deeds, Plan Book 12, Plan 44; said tract being bounded southerly by the location of the Milford and Uxbridge Street Railway Company 100 feet, Westerly by land now or formerly of William A. Fairbanks, being lot 15 on said plan, 142 feet, Northerly by the Old Road at land of Sarah Henry, 80 feet, and Easterly by land now or formerly of said William A. Fairbanks, being lot 18 on said Plan, 98 feet. Together with whatever right of way the grantor may have over said Old Road.

Parcel No. 2- A lot of land being lot No. 15 on the above described plan being bounded Southerly by the location of the Milford and Uxbridge Street Railway Co. 50 feet, Westerly by land now or formerly of John T. Manson and being lot No. 14 on said plan, 160 feet, Northerly by the Old Road at land of Sarah Henry, 40 feet, and Easterly by land formerly of said Manson, being lots 16 and 17 on said plan, 142 feet.

Parcel No. 3- A lot of land being a part of lot No. 14 on the above described plan and bounded as follows:-- Beginning at the Southeasterly corner of the premises at land of Milford and Uxbridge Street Railway Company and lot No. 15 on said plan; thence northerly with said lot No. 15, about 160 feet, to the Old Road, so-called; thence Westerly with said Old Road 40 feet to lot No. 13 on said plan; thence Southerly with a part of said lot No. 14, owned now or formerly by Harriet A. Dillon, about 175 feet to a stone bound at said street railway company land; thence Easterly with said company land 40 feet, to point of beginning. "

Also a certain tract of land in said Mendon, lying southerly of and adjoining the above described lots being the same premises described in a deed from George B. Clare to Mary A. Clare et al. dated October 4, 1934, and re-

corded with Worcester District Deeds, Book 2632, Page 89 as follows:

" Beginning at the southeasterly corner of said Lot 17 on said plan; thence westerly with the southerly side of said Lot 17, 50 feet, with the southerly side of said Lot 16, 50 feet, with the southerly side of said Lot 15, 50 feet, with the southerly side of said Lot 14, 40 feet to land of Helen G. Woodfall, being the southwesterly corner of "Parcel #3" in a deed of George B. Clare to Mary A. Clare and Blance E. Clare, dated March 9, 1931, and recorded with Worcester District Deeds, Book 2538, Page 71; thence southerly with land conveyed by this grantor to Helen G. Woodfall this day and with the westerly line of said "Parcel #3" extended southerly to the center line of the location of the Milford & Uxbridge Street Railway Company 25 feet to land this day conveyed by this grantor to Mary A. Nolan; thence easterly with the center line of the Milford & Uxbridge Street Railway Company location with land this day conveyed by this grantor to Mary A. Nolan to a point where a line drawn easterly of and parallel with the westerly line of said Lot 15 and 38 feet distant therefrom, extended southerly would intersect the center line of the location of the Milford & Uxbridge Street Railway Company; thence southerly in a line parallel with the easterly side

of those premises conveyed to James Nolan by deed of the Milford & Uxbridge Street Railway Company, by deed dated November 20, 1912, and recorded with Worcester District Deeds, Book 2018, Page 499, with land conveyed this day by this grantor to Mary A. Nolan to the state highway; thence easterly with the northerly side of the state highway to a point where the easterly line of said Lot 17, extended southerly, would intersect the northerly line of the state highway and at land conveyed by this grantor to Wilhelmina S. Fairbanks; thence northerly with said Wilhelmina S. Fairbanks land to the southeasterly corner of said Lot 17 and the point of beginning. Said location of the Milford & Uxbridge Street Railway Company being shown on said plan, and said premises conveyed by the Milford & Uxbridge Street Railway Company to James Nolan, by deed dated November 20, 1912, and recorded with Worcester District Deeds, Book 2018, Page 499, being shown on plan recorded with Worcester District Deeds, Book 2018, Page 499."

There is appurtenant to the above described premises the easement conveyed by deed of Blanche E. Clare to Rose Sheldon Baggett dated January 21, 1939 recorded with said Deeds, Book 2741, Page 268 and therein described as follows:

"a right of way over certain premises located in Mendon, Massachusetts and bounded and described in a Certificate of Title duly recorded with Worcester District Deeds of the Land Court, Worcester, Massachusetts, as Certificate No. 1286, in Book 7, page 1286, said right of way being described as follows:- A right of way over the above described premises to install, establish and maintain a water pipe or conduit for the purpose of conveying water from the Mendon Pond, sometimes called Lake Nipmuc to land now owned by Rose Sheldon Baggett. Also the right to travel over said right of way, the said right of way being described as follows:- Beginning at a stake at the Northwesterly corner of the granted premises at land of Nipmuc Canoe Club and Uxbridge Road; thence Easterly along said Nipmuc Canoe Club land to the Mendon Pond; thence Southerly along said Mendon Pond 10 feet to a stake at grantor's land described in this conveyance; thence Westerly along said grantor's land to a stake at the Uxbridge Road; thence Northerly along said Uxbridge Road 10 feet to the point of beginning. The land of Rose Sheldon Baggett above referred to is bounded and described in a deed dated July 15, 1937, and recorded with Worcester District Deeds, Book 2699, page 456."

There is excepted from the above described premises so much thereof as has been taken by the Commonwealth of Massachusetts for the layout and alteration of said highway by instrument recorded with said Deeds, Book 3230, Page 238 and conveyed by Rose Sheldon Baggett to the Commonwealth of Massachusetts by deed dated March 23, 1951 recorded with said Deeds, Book 3342, Page 108.

Said premises are conveyed subject to easement conveyed by deed of James W. Baggett et ux. to Worcester County Electric Company by instrument dated July 1, 1958 recorded with said Deeds, Book 3959, Page 105 so far as the same is now in force and applicable.

Also the premises described in deed of James Lally to Rose (Sheldon) Schupbach dated September 2, 1932 recorded with said Deeds, Book 2570, Page 542 and therein bounded and described as follows:

"the land in Mendon, with building thereon, being the same premises conveyed to me by deed of Frederick Bethel, dated April 24, 1917, and recorded with Worcester District Deeds, Book 2133, Page 80, and described therein as follows, to wit: 'A certain tract of land situated in Mendon, in said County of Worcester, near Nipmuc Pond, and northerly of the road leading from said Mendon to Uxbridge, it appearing on a plan of houselots owned by John T. Manson, recorded with Worcester District Deeds, Plan Book 12, Plan 44, and being all of Lot 19 on said Plan and so much of Lot 20 thereon as has not been heretofore conveyed by lease to Clare H. Draper, Trustee for the Nipmuc Canoe Club, said lease being dated November 8th, 1909, and duly recorded with said Worcester District Deeds. Said tract is bounded southerly by land of the Milford & Uxbridge Street Railway Company about 80 feet; westerly by land heretofore conveyed by said Bethel to William A. Fairbanks 93 feet; northerly by the "Old Road" so called; and easterly by land heretofore leased to said Clare H. Draper, Trustee

With whatever right to pass and repass over said "Old Road" to said Uxbridge road that the said Bethel possessed as appurtenant to the land herein conveyed.'

This conveyance is made subject to all the reservations, conditions and restrictions contained in deed from John T. Manson to said Bethel, dated August 12, 1913, and recorded with Worcester District Deeds, Book 2035, Page 299.

Also another parcel of land, in said Mendon adjoining the above described parcel, bounded and described as follows:- 'Beginning on the northwesterly side of the State Highway at the southeasterly corner of land conveyed by George B. Clare to Wilhelmina C. Fairbanks, by deed dated May 25, 1932; thence northwesterly with said Fairbanks' land to the southwesterly corner of the above described parcel (being Lot 19 shown on plan of houselots owned by John T. Manson at Nipmuc Park, Mendon, Mass., Sept. 1906, Henry W. Gaskill, C.E., said Plan being recorded with Worcester District Deeds, Plan Book 12, Plan 44.) thence northeasterly with said above described parcel 80 feet; thence northwesterly with said above described parcel to the center of the "Old Road"; thence easterly with said "Old Road" to land conveyed by George B. Clare to Edwin L. Gaskill, by deed dated August 30, 1932; thence southeasterly with said land

conveyed by said Clare to said Gaskill to the northwesterly side of the State Highway; thence southwesterly with the northwesterly side of said State Highway to the point of beginning.' Said parcel being a part of the premises conveyed by and described in deed of Citron-Byer Company to said George B. Clare, dated December 11, 1929, recorded with Worcester District Deeds, Book 2512, Page 291.

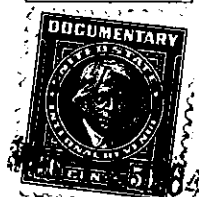
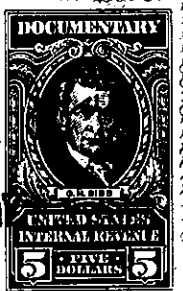
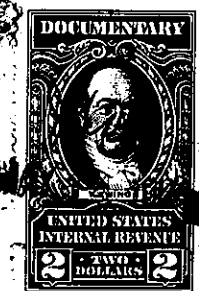
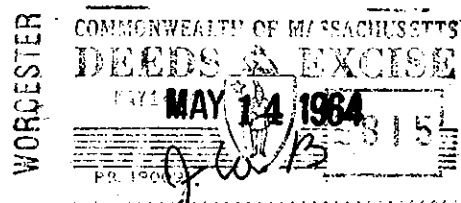
Said parcel being herewith conveyed subject to Lease from John T. Manson to Clare H. Draper, Trustee, recorded with Worcester District Deeds, Book 1920, Page 251.

Being the same premises conveyed to me by deed of George B. Clare, dated August 31, 1932, to be recorded with Worcester District Deeds."

There is excepted from the above described premises so much thereof as has been taken by the Commonwealth of Massachusetts for the layout and alteration of said highway by instrument recorded with said deeds, Book 3230, Page 238 and conveyed by Rose Sheldon Baggett to the Commonwealth of Massachusetts by deed dated March 23, 1951 recorded with said deeds, Book 3332, Page 275 and also so much thereof as has been conveyed by deed of James W. Baggett to Erwin K. Shaffer by deed dated October 17, 1962 recorded with said deeds, Book 4324, Page 229.

Said premises are conveyed subject to easement conveyed by deed of James W. Baggett et ux. to Worcester County Electric Company by instrument dated July 1, 1958 recorded with said deeds, Book 3959, Page 105 so far as the same is now in force and applicable.

All of the premises hereby conveyed are conveyed subject to restrictions of record and subject to the taxes for the current municipal year which taxes the grantees hereby assume and agree to pay as part consideration for this deed.



I, Irene E. Baggett,  
James W. Baggett,

husband  
wife of said grantor,

4464

109

release to the grantee all rights of ~~tenancy by the entirety~~ dower and homestead and other interests in the granted premises.

Witness our hands and seals this fifth day of May 1964

*Irene E. Baggett*  
*James W. Baggett*

Commonwealth of Massachusetts

WORCESTER, ss.

May 11, 1964

Then personally appeared the above-named James W. Baggett

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

*J. Laurence Doyle*  
J. Laurence Doyle, Notary Public

My commission expires March 3, 1967

Recorded May 14, 1964 at 10h. 3m. A. M.

■ END OF INSTRUMENT ■

We, William E. Cronin and Helen K. Cronin, husband and wife, and both

of Warren,

Worcester

County, Massachusetts,

~~being unmarried~~, for consideration paid, grant to Alfred Chase and Mary Chase, husband and wife and both of West Brookfield, ~~as tenants by the entirety~~ said Worcester County, as tenants by the entirety

of

with warranty covenants

~~the above~~

[Description and encumbrances, if any]

The land situate in said West Brookfield, bounded and described as follows:

TRACT NO. 1: Commencing at the southeast corner of said lot on the highway from West Brookfield over a long hill at a stake in the ground and running thence N. 70 3/4° W. 13 rods 8 links to a stake;  
thence N. 37 1/2° W. 4 rods 8 links to a stake;  
thence 61° E. 22 rods 7 links to the Quaboag River;  
thence on said river S. 41 3/4° E. 11 rods 18 links to said highway and near bridge over said river;  
thence by said highway S. 53 3/4° W. 11 rods 13 links;  
thence S. 44° W. 4 rods 2 Links to the place of beginning.

TRACT NO. 2: A tract of land on the westerly side of Quaboag River. Beginning at the southeast corner of said land at a point in the center of a contemplated street and land now or formerly of Sidney Adams;  
thence by said land N. 33° E. 43 rods to river;