

JAMES P. BROWN CO., INC., a Massachusetts corporation duly organized by law having an usual place of business in Worcester, County of Worcester, Commonwealth of Massachusetts,

of

County, Massachusetts,
L.

~~being-unmarried~~, for consideration paid, grant to THURMAN W. BARBOUR and ELIZABETH/BARBOUR, husband and wife as tenants by the entirety, of Mendon, in Said County of Worcester,

of Mendon

with quitclaim covenants

the land in Mendon, Massachusetts consisting of two parcels of land with the buildings thereon

[Description and encumbrances, if any]

FIRST TRACT: A certain tract or parcel of land with the buildings thereon situated in Mendon on the Northwesterly side of State Road leading from said Mendon to Uxbridge, and being more particularly bounded and described as follows:

BEGINNING at the Southeasterly corner of the granted premises at a point in the Northwesterly location line of said highway and at the southwesterly corner of land of one Rondeau, formerly of one Bennett, which point is 2.00 feet S. $63^{\circ} 01' 45''$ W. from a Massachusetts highway bound, thence N. $29^{\circ} 34'$ W. by said Rondeau land 207.2 feet to a point; thence continuing the same course by other land of said Rondeau, 210.63 feet of a point; thence N. $56^{\circ} 26' 50''$ W. by land of one Lee, 89.00 feet to a point S. $72^{\circ} 03' 40''$ W. by land now or formerly of one Taft and in part by a stone wall 340.57 feet to a point on said stone wall; thence S. $68^{\circ} 51' 40''$ W. by said stone wall 207.25 feet to a point on said stone wall; thence S. $06^{\circ} 46' 10''$ W. by said Taft land, 329.17 feet to a point on another stone wall; thence S. $56^{\circ} 11' 40''$ W. 24.00 feet; thence S. $26^{\circ} 50' 40''$ W., 100.00 feet; thence S. $1^{\circ} 2' 40''$ W. 241.85 feet to a point at said highway, the last three courses bounding by a stone wall and said Taft land; thence Northeasterly by the Northwesterly location line of said highway, being a curve to the left, having a radius of 1240.00 feet, a distance of 461.09 feet to a Massachusetts highway bound; thence N. $58^{\circ} 26' 50''$ E. by the said location line 295.50 feet to a Massachusetts highway bound; thence Northeasterly by said location line, being a curve to the right, having a radius of 3240.00 feet, a distance of 257.10 feet, to the point of beginning. There is excepted from said premises that portion thereof conveyed to Robert F. Hogarth et ux by deed dated August 17, 1961 and recorded with Worcester County Registry of Deeds in Book 4220, Page 536, and which portion consists of Lots 1 and 2 as shown on plan entitled "Land in Mendon, Henry J. Bennett et ux-Owner" dated June, 1955 Milton C. Taft, Civil Engineer, which plan is recorded with said Deeds in Book 207, Plan 98.

SECOND TRACT:

A certain tract or parcel of land situated in Mendon on the Southeasterly side of the State Road leading from said Mendon to Uxbridge and being more particularly bounded and described as follows, to wit: Beginning at the Northeasterly corner of the granted premises at a point in the Southeasterly location line of said highway at the Northwesterly corner of land of one Rondeau, thence S. $58^{\circ} 26' 50''$ W. by said location line 165.95 feet to a Massachusetts highway bound opposite station 22 + 75.56, thence southwesterly by said location line, being a curve to the right, having a radius of 1240.00 feet, a distance of 159.05 feet to a point; thence S. $27^{\circ} 52' 40''$ E. by land formerly of one Bennett 69.95 feet to a point; thence N. $65^{\circ} 40' 50''$ E. by land of one Irons and in part by a stone wall 326.81 feet to a

point; thence N. 28° 48' 10" W. by said Rondeau land, 100.89 feet to the point of beginning.

Said premises are conveyed subject to an easement to the Commonwealth of Massachusetts described in instrument recorded with said Deeds in Book 2556, Page 284.

Being the same premises conveyed to the Grantor by Sheriff's Deed on Estate of Geraldine T. Votolato from Deputy Sheriff Walter L. Fitzgerald dated March 26, 1966.

The within transfer is made subject to taxes on real estate for the year 1967 and current water charges. and a mortgage to the Milford Federal Savings and Loan Association dated July 24, 1959 and recorded with said Deeds, Book 4043 Page 573.

IN WITNESS WHEREOF, the said James P. Brown Co. Inc. has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by James P. Brown, Jr., its President, hereto duly authorized, this ^{third} ~~ninth~~ day of June, 1967..



~~Witness~~ xxxxxxxxx hand x rock x oak x this xxxxxxxxxxxxxxxxxxxxxxxxxxx day of xxxxxxxxxxxxxxxx...

James P. Brown Co. Inc.
By James P. Brown, Jr. Pres.

THE COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS

June ³ 1967

Then personally appeared the above named James P. Brown, Jr. and acknowledged the foregoing instrument to be the free act and deed of James P. Brown Co. Inc.

Before me,

Jacob J. Kressler
Notary Public
JACOB J. KRESSLER
July 7, 1971

May 15, 1967

4760

407

At a meeting of the board of directors on May 15, 1967,
it was voted to sell the real estate owned by the Corporation
on route 16 in Mendon, Mass.

It was voted that James P. Brown Jr., Corporation President,
be authorized to sign all documents for the Corporation in
connection with this sale.

Hazel H. Brown

Hazel H. Brown
Clerk of Corporation



Recorded June 9, 1967 at 11h. 58m. A. M.

■ END OF INSTRUMENT ■

REAL ESTATE MORTGAGE INDIVIDUAL LONG FORM 892

*See Discharge
B.4847 P. 137*

I, Victor Stevens,
of Worcester,

Worcester County, Massachusetts

being unmarried, for consideration paid, grant to Arthur F. Gersbach and Margaret Gersbach,
husband and wife,

of Spencer

with mortgage covenants to secure the payment of

---Five Thousand Five Hundred and no/100 (\$5,500)----- Dollars

in fifteen (15) years with six and one-half (6½) per cent interest, per annum
payable in equal monthly installments of \$47.92, including principal and
as provided in my note of even date, interest

the land with the buildings thereon situated in the Town of North Brook-
field in said County and (Description and encumbrances, if any) Commonwealth, near the
North Brookfield-East Brookfield town line, and on the westerly side of
a public street called Shore Road in North Brookfield and Harrington
Street in East Brookfield, and bounded and described as follows:

BEGINNING at a point three feet southeasterly of an iron pin
in the westerly line of said street and at the southeasterly corner of
land formerly of one McMurdo;

THENCE southeasterly by said street 97 feet to a point;

THENCE S. 67° 05' W. to said lake;

THENCE by said lake to the southwesterly corner of said
McMurdo land;