

See Plan
Book 318
Plan 26

Sub Bk 5922
Page 175

We, Alva A. Brown, Jr. and Jacqueline T. Brown, husband and wife, both
of Medway Norfolk County, Massachusetts,
~~being married~~ for consideration paid, grant to Charles W. Noble, Jr. and Ethel Noble,
husband and wife, as tenants by the entirety, both of 23 Wheeler Street,
Somerville, Middlesex County, Massachusetts

with quitclaim covenants

The premises described in deed of James Lally to Rose (Sheldon) Schupbach dated September 2, 1932, recorded with Worcester District 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.

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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.

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.

Being a portion of the premises conveyed to us by deed of James W. Baggett dated May 5, 1964, recorded with Worcester District Deeds, Book 4464, Page 106.

The grantors expressly negate any implied grant of easement, especially well rights, in their remaining premises.

There is also excepted from the above described premises 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.



Witness our hands and seals this thirty-first day of May 1968

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Alva A. Brown Jr.
Jacqueline T. Brown



Commonwealth of Massachusetts

WORCESTER, ss.

May 31, 1968

Then personally appeared the above-named Alva A. Brown, Jr. and Jacqueline T. Brown

and acknowledged the foregoing instrument to be their

free act and deed, before me,

J. Laurence Doyle
J. LAURENCE DOYLE, Notary Public

My commission expires February 23, 1974

Recorded June 5, 1968 at 1h. 6m. P. M.