

We, Lawrence C. Woodfall and Helen G. Woodfall, husband and wife,
both

of Belmont, Middlesex County, Massachusetts

~~being unmarried~~, for consideration paid, and in full consideration of \$14,000.00

grants to Stephen T. Murray, of Mendon, Worcester County, Massachusetts *
P.O. Address: Uxbridge Road, Mendon, Mass.

of with quitclaim covenants

the land in said Mendon, with the buildings thereon, on the northerly side of
Uxbridge Road, a State Highway, near Lake Nipmuc, consisting of four (4)
[Description and encumbrances, if any]

adjoining parcels, and being the same premises described in deed of Helen G.
Woodfall to Lawrence C. Woodfall and Helen G. Woodfall, dated October 20,
1964, recorded with Worcester District Deeds, Book 4515, Page 55, and
therein described as follows:

"Parcel One:

A certain parcel of land with the buildings thereon on the northerly
side of the road leading from Mendon to Uxbridge, being Lots Nos. 12, 13 and
a part of 14 on a plan of lots marked "Plan of house lots owned by John T.
Manson at Nipmuck Park, Mendon, Mass. September 1906, Henry W. Gaskill, C.E."
recorded with Worcester District Deeds, Plan Book 12, Plan 44 and bounded:

Southerly by land of the Milford and Uxbridge Street Railway
Company, about one hundred ten (110) feet;

Westerly by Lot No. 11 on said plan, formerly of Sprague,
about one hundred ninety-one (191) feet;

Northerly by the Old Road, so called, about ninety (90) feet;
and

Easterly by land now or formerly of Harvey E. Southwick,
about one hundred sixty (160) feet.

Said premises are conveyed subject to and together with rights of way and
conditions of record so far as the same are now in force and applicable.

Being the same premises conveyed to me by deed of William O. Goodell et ux
dated August 25, 1925 and recorded with Worcester Registry of Deeds Book
2380, Page 320.

Parcel Two:

A certain parcel of land situated on the northerly side of the
road leading therefrom to Uxbridge near Nipmuc Pond (so-called) and being
Lot No. 10 on a "Plan of house lots owned by John T. Manson, dated September
1906, Henry W. Gaskill, C.E." recorded in Worcester District Deeds, Plan
Book 12, Plan 44 and bounded:

Northerly by land now or formerly of Sarah Henry, fifty
(50) feet;

Easterly by land now or formerly of Hattie C. Sprague,
one hundred ninety-seven (197) feet;

Southerly by the location of the Milford and Uxbridge
Street Railway Company, fifty (50) feet; and

Westerly by land now or formerly of Manson, being Lot
No. 9 on said plan, two hundred five (205) feet.

Together with a right of way over the old road at the northerly boundary of
the granted premises.

Parcel Three:

Another parcel of land situated on the northerly side of the road
leading from Mendon to Uxbridge near Nipmuc Pond (so-called), being shown
as Lot 11 on the aforesaid plan and bounded:

Southerly by the location of the Milford and Uxbridge Street
Railway Company, fifty (50) feet;

Westerly by Lot 10 on said aforesaid mentioned plan, one
hundred ninety-seven (197) feet;

Northerly by the old road at land now or formerly of Sarah Henry,
fifty (50) feet; and

Easterly by Lot 12 on said plan, one hundred ninety-one (191) feet.

Together with a right of way over the old road at the northerly boundary of
the granted premises.

The above described Parcel Two and Parcel Three are conveyed subject to restrictions and conditions of record so far as the same are now in force and applicable.

Being the same premises conveyed to me by deed of Hattie C. Sprague and shown as Parcel one and Parcel two in said deed, dated March 4, 1927, recorded with Worcester Registry of Deeds Book 2430, Page 137.

Parcel Four:

A certain parcel of land near Nipmuc Lake bounded and described as follows:

Beginning at a point on the northerly side of the State Highway 25 feet westerly of land conveyed by the Milford and Uxbridge Street Railway Co. to James Nolan, by deed dated July 14, 1915, recorded with Worcester District Deeds Book 2083, Page 286, and at land conveyed by George B. Clare to Mary A. Nolan dated October 4, 1934;

Thence running northerly in a line parallel with and twenty-five (25) feet distant from the westerly line of those said premises conveyed by the Milford and Uxbridge Street Railway Company to James Nolan to the center line of the location of the Milford and Uxbridge Street Railway Company;

Thence easterly with the center line of the Milford and Uxbridge Street Railway Company to a point in the westerly line of land of Mary B. Clare, et al, extended southerly and the easterly line extended southerly of land of Helen G. Woodfall and twenty-five (25) feet southerly from the southwest corner of said Clare land and from the southeast corner of said Woodfall land;

Thence northerly to the southwest corner of said Clare land and the southeast corner of said Woodfall land, twenty-five (25) feet;

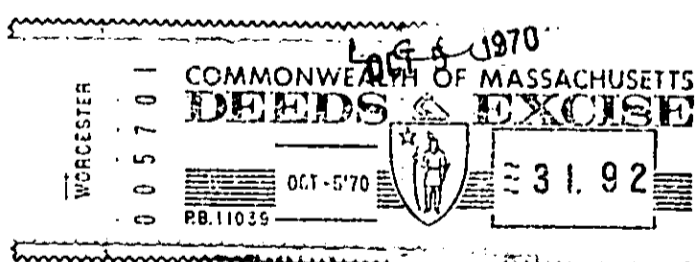
Thence westerly with the southerly side of land of said Woodfall, two hundred ten (210) feet (being the southerly side of part of Lot 14, 13, 12, 11 and 10 on "Plan of House Lots owned by John T. Manson at Nipmuc Park, Mendon, Mass. September 1906, Henry W. Gaskill, C.E.") to the southwest corner of Lot 10 shown on said plan;

Thence southerly with the westerly line of said Lot 10 extended southerly to the northerly side of the State Highway;

Thence easterly with the northerly side of said highway to the point of beginning.

For location of the Milford and Uxbridge Street Railway Company see Plan 44 in Plan Book 12. Said location of the Milford and Uxbridge Street Railway Company having been abandoned for street railway purposes prior to December 11, 1929, the date of a deed from Citron-Byer Company to George B. Clare.

Being the same premises conveyed to me by deed of George B. Clare dated October 4, 1934 and recorded with Worcester Registry of Deeds Book 2632, Page 90."



husband-
wife- of said grantor,

release to said grantees all rights of tenancy by the curtesy and other interests therein; dower and homestead

Witness our hand and seal this 30th day of September 19 70

Shirley Maggocchi
Constanceweeney
Faunce C. Woodfall
Helen G. Woodfall

The Commonwealth of Massachusetts

Worcester

ss.

Sept. 30 19 70

5065

356

Then personally appeared the above named Lawrence C. Woodfall

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

Raymond H. Fougere

Notary Public
MY COMMISSION EXPIRES
My Commission Expires NOVEMBER 2, 1973



Recorded Oct. 5, 1970 at 10h. 5m. A. M.

END OF INSTRUMENT

THE COMMONWEALTH OF MASSACHUSETTS

RUTLAND

NAME OF CITY OR TOWN

OFFICE OF THE COLLECTOR OF TAXES

No. 96

Sept. 28, 1970

Michael N. Abodeely, Jr., Attorney at Law
390 Main St.,
Worcester, Mass. 01608

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 Sept. 23, 1970.

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.

FOR TITLE REFERENCE SEE B.5064 P.515

NAME OF PERSON ASSESSED Leon L. & Bessie H. Ettinger
LOCATION OF PROPERTY Central Tree Rd.,

MUNICIPAL LIENS	19 68	19 69	19 70
TAX	none	none	728 16
Interest	none	none	none
Charges and Fees	none	none	none
TAX TITLE	none	none	none
ASSESSMENT	none	none	none
MOTH	none	none	none
STREET SPRINKLING	none	none	none
OR OILING	none	none	none
Sewer	none	none	none
Sidewalk	none	none	none
Street Betterment	none	none	none
Committed Interest	none	none	none
WATER LIEN	none	none	none
RECORDED REG. OF DEEDS	none	none	none
DISTRICT TAX	none	none	none
TOTAL	none	none	728 16

Apportioned betterment assessments not yet due: \$ none \$ 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 DATE, 19, \$ none

Marion H. Fay Collector of Taxes for Rutland

NAME OF CITY OR TOWN

Recorded Oct. 5, 1970 at 9h. 38m. A. M.