

I, Stephen T Murray

of Holden, Worcester County, Massachusetts

being unmarried, for consideration paid, and in full consideration of Nineteen Thousand (\$19,000.00)

grants to Robert Gassett of Framingham, Middlesex County, Massachusetts

Grantee's address is

of 11 Thayer Street, Framingham, Massachusetts with quitclaim covenants

the land in said Mendon, Massachusetts with the buildings thereon, on the northerly side of Uxbridge Road, a State Highway, near Lake Nipmuc, consisting of four (4)

adjointing parcels, and being the same premises described in deed of Lawrence C. Woodfall and Helen G. Woodfall, husband and wife, to Stephen T. Murray dated September 30th, 1970 and recorded with the Worcester District Registry of Deeds Book 5065, Page 354, 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 there from 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.

(*Individual — Joint Tenants — Tenants in Common — Tenants by the Entirety.)

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.

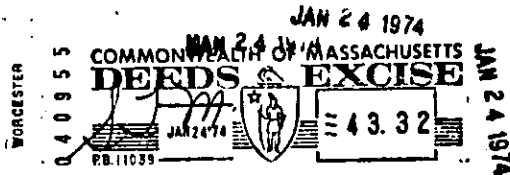
Being the same premises conveyed to me by deed of George B. Clare dated October 4, 1934 and recorded with Worcester Registry of Deeds Book 2632, Page 90. "

The above land and buildings are conveyed subject to the taxes for the current year.

Witness my hand and seal this twenty-third day of January 1974

James J. Larkin

Stephen T. Murray



The Commonwealth of Massachusetts

Worcester, ss. January 23, 1974

Then personally appeared the above named Stephen T. Murray

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



James J. Larkin Notary Public - Justice of the Peace

My Commission Expires July 3, 1977

Recorded JAN 24 1974 at 11:51 a.m. P.M.