

Book 1290
Page 136

We, Earl W. Rogers and Charlotte L. Rogers, husband and wife, and Wesley T. Rogers of Mendon and Uxbridge, Massachusetts, Worcester County, Massachusetts

being unmarried, for consideration paid, and in full consideration of less than \$100.00 Mendon, Mass.

grants to Earl W. Rogers of Uxbridge Rd. Mendon and Wesley T. Rogers of Mendon, Mass. as tenants in common with quitclaim covenants

the land in Mendon, Worcester County, Massachusetts, bounded and described as follows:

(Description and encumbrances, if any)

TRACT I

The land with the buildings thereon, situated on the southerly side of the highway leading from said Mendon to Uxbridge, now called Uxbridge Road, bounded and described as follows:

Commencing at the northwest corner of the premises at the corner of walls on the line of said highway;

- Thence S. 7° W. with the wall 150 feet to a corner of walls;
- Thence N. 82° 25' E. with the wall 112 feet to an angle;
- Thence S. 67° 30' E. with the wall to a point on said wall;
- Thence N. 12° 45' W. 173 feet, more or less, to said highway;
- Thence S. 77° 15' W. with said line, 97.88 feet to the place of beginning.

Containing 18,378 square feet, more or less.

Excepting highway location in deed to Commonwealth of Massachusetts, dated December 20, 1949 and April 4, 1950, and recorded in Book 3230, Page 238 and Book 3249, Page 246, respectively.

Subject to building restrictions, if now in force.

TRACT II

Also another parcel of land, situated in said Mendon on the southerly side of Uxbridge Road and adjacent to the first above described parcel and described in deed of Albert E. Hall et ux to Gerden Folkerts and Sadie Folkerts, dated August 28, 1944, recorded with Worcester District Deeds, Book 2926, Page 591, as follows:

- Beginning at land of the Grantors at the State Road;
- Thence southerly one hundred forty-nine (149) feet;
- Thence westerly fifty-five (55) feet;
- Thence northerly by land of the grantors one hundred thirty-eight (138) feet to the said State Road;

Thence by said State Road easterly one hundred seven (107) feet to the place of beginning, these measurements being more or less.

The two above mentioned tracts were conveyed to the mortgagors herein by deed of Gerden Folkerts dated June 26, 1964 and recorded in Worcester District Registry of Deeds, Book 4476, Page 228.

TRACT III

A certain parcel of land situated on the northerly side of the Old Boston and Hartford Turnpike in the westerly part of said Mendon, and bounded as follows:

- Beginning at a stone in the middle of the brook near a bridge across the same in said Turnpike;
- Thence N. 35° E. 34 rods and 20 links by the center of said ditch or brook to a stake and bounding easterly by land formerly of Perry Wood;
- Thence N. 78 1/2° W. 18 rods and 9 links by the center of said ditch to a stake bounding northerly on land now or formerly of Mary Devony;
- Thence due north 35 rods to a stake and stones;
- Thence N. 23 3/4° W. 4 rods 9 links to a stone bound;
- Thence N. 25° E. 240 feet to a corner of a wall being bounded easterly by land now or formerly of Frank H. Wood;
- Thence westerly 1419 feet on wall to corner of a wall;
- Thence northerly 960 feet on wall to corner of a wall;
- Thence easterly 312 feet on wall to barbed wire fence;
- Thence northwesterly 230 feet on said wire fence to beginning of wall;

Thence on said wall 18 feet to iron pipe in wall and near a pine tree;

- Thence straight to hole in top part of a rock near side of meadow;
- Thence northerly 271 feet straight to wall the line running over a hole in a rock near wall and near side of meadow;
- Thence westerly 330 feet on wall to a wall;
- Thence N. 23° W. on wall 560 feet to a wall;
- The last nine lines bounding on land of William S. Southwick;

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Thence S. 71° W. 20 1/5 rods to corner of wall;
 Thence S. 16° E. 28 rods 16 links to corner of wall;
 Thence N. 63° E. 11 1/2 rods to a corner of wall;
 Thence S. 17 1/4° E. 57 rods 19 links;
 Thence S. 1 1/4° E. 21 rods 9 links;
 Thence S. 5° E. 16 rods, 3 links to corner of wall;
 Thence N. 66° W. 11 rods, 17 links to corner of wall;
 The last seven lines bounding westerly and northerly on land of Heirs of John Broughey;
 Thence on said wall S. 2 1/4° E. 76 rods;
 Thence S. 3° W. 25 2/5 rods to corner of wall bounding westerly on land formerly of Austin and Perry Wood;
 Thence on wall N. 86 3/4° E. 16 1/2 rods;
 Thence S. 7° W. 22 1/2 rods;
 Thence S. 79° E. 2 4/5 rods;
 The last three lines bounding westerly on land formerly of Steven Cook;
 Thence northerly on wall 351 feet;
 Thence easterly on wall 227 feet;
 Thence northerly on a wall 165 feet;
 Thence easterly on a wall 233 feet;
 Thence southerly on a wall 421 feet;
 Thence easterly across a lane on fence and bar way to the wall on the easterly side thereof;
 Thence northerly on said wall 110 feet;
 Thence easterly on a wall 247 feet to a corner;
 Thence southeasterly on a wall 655 feet to said turnpike;
 The last nine lines bounding land now or formerly of Elizabeth Savage;
 Thence along turnpike 140 feet to point of beginning.

All distances being more or less, together with a right of way through a cart road leading from the upper or most northerly lot to West Hill Road and through a cart road cutting through the southwesterly corner of land of said William S. Southwick, one of the entrances thereto being the nearest bar-way on the westerly end of the 1419 foot line and the other entrance the nearest bar-way on the southerly end of the 960 foot line above mentioned; Also, together with a right of way over the above mentioned lane from the bar-way in said lane across land of one Savage to said Turnpike; and reserving to William S. Southwick my heirs and assigns a right of way over the aforesaid mentioned lane to land of said William S. Southwick by routes formerly used and which now run across the easterly side of the aforesaid conveyed land;

TRACT IV

A certain parcel of land with the buildings thereon, situated in the westerly part of said Mendon on both sides of the road leading from the Northbridge road southerly and intersecting the road from Mendon to Uxbridge near Nipmuck Pond, Bounded and described as Follows, viz:

Beginning at the northwesterly corner of the premises at the junction of the aforesaid road with the "Old Turnpike Road" (so-called) and at land of Frank H. Wood;

Thence on said last named land and on a wall S. 35° 45' W. 35.2 rods S. 2° 30' W. 7.4 rods, S. 2° 45' E. 18.4 rods to land of the Heirs of Urana S. Aldrich;

Thence on said last named land and on the wall S. 77° 45' E. 27 rods to said first mentioned road;

Thence by the same course across said road 3 rods;

Thence on said Aldrich land and on wall S. 77° 45' E. 21.6 rods to land of Archie Roy;

Thence on said last named land and on the wall N. 3° 30' W. 8.4 rods, N. 32° 15' W. 17 rods, N. 24° 30' W. 4.6 rods, N. 14° 45' W. 9.8 rods, N. 33° 45' E. 6 rods, N. 2° 15' W. 17 rods to a fence;

Thence on said land and on the fence N. 15° W. 4 rods, N. 3° E. 2 rods to a wall;

Thence on same land and on the wall N. 74° 30' W. 12.4 rods to said first mentioned road;

Thence westerly across said road to the westerly line of said road about 1.6 rods;

Thence on said road northerly 6.4 rods to the place of beginning.
 Subject to the rights of the public in the road extending through said premises.

~~The above described land and premises are to be sold to the highest bidder for cash at public sale on the 22nd day of December 1922 at the Court House in the City of Worcester Massachusetts at 10 o'clock in the forenoon of the day named. The terms of sale are cash and the purchaser to pay the taxes and interest thereon to the date of sale. The purchaser to take the land and premises subject to the rights of the public in the road extending through said premises.~~

EXCEPTING AND RESERVING therefrom the following described tracts of land;

- a. A certain tract of land described in a deed from Bernard N. Rogers to Leonard M. Rogers dated August 8, 1934 and recorded in Worcester District Registry of Deeds in Book 2617, Page 372.
- b. A certain tract of land described in a deed from Bernard N. Rogers to Roland A. Rogers dated August 8, 1934, and recorded in Worcester District Registry of Deeds in Book 2617, Page 373.
- c. A certain tract of land described in a deed from Bernard N. Rogers to Harold A. Rogers dated December 22, 1922 and recorded in Worcester District Registry of deeds in Book 2789, Page 187.

TRACT V

A certain parcel of land containing about 12 acres be the same more or less, situated in the westerly part of said Mendon and bounded as follows:

Commencing at the northwest corner of the premises at land formerly of Luke Aldrich's Heirs;
 Thence running southerly on land formerly of Lyman Cook to other land of Luke Aldrich's Heirs;
 Thence southeasterly on land formerly of said Aldrich's Heirs to land now or formerly of Elisha Wood's Heirs;
 Thence easterly on said Elisha Wood's land and land formerly of Lewis Wood to a corner at land of one Taft's Heirs;
 Thence northerly on land of said Taft's Heirs and Land formerly of J. H. Reed to land formerly of said Luke Aldrich's Heirs;
 Thence westerly on said Aldrich's Heirs land to the place of beginning.

TRACT VI

A certain parcel of land known as part of the Moses Aldrich place and situated on the southerly side of West Hill Road and in the westerly part of said Mendon and bounded and described as follows;

Beginning at a stone bound at the southeast corner of the lot;
 Thence N. 74° W. 10 1/2 rods to stones on a rock bounding northerly on land of Alcy M. Gaskill;
 Thence N. 81° W. 13 1/2 rods;
 Thence N. 64 1/2° W. 4 3/4 rods;
 Thence N. 74 1/2° W. 12 rods;
 Thence N. 63° W. 11 3/5 rods;
 Thence N. 44° W. 11 rods to stake and stones;
 The last five lines bounding northerly on land now or formerly of S. H. Taft;
 Thence N. 15° E. 27 3/4 rods to stake and stones, bounding easterly by land formerly of Jacob Cornwall;
 Thence N. 35° W. 33 rods 3 links to stake and stones bounding easterly on land of James M. Farnum;
 Thence N. 66° W. 35 3/5 rods;
 Thence N. 10° W. 13 2/3 rods;
 Thence N. 22° W. 9 rods and 9 links;
 Thence N. 60° E. 8 rods 20 1/2 links to corner of wall;
 The last four lines bounding easterly and southerly on land formerly of Lyman Cook;
 Thence on said wall 44 rods 16 links, N. 8° W. bounding easterly on Aldrich land to the West Hill Road;
 Thence westerly on said road 46 rods 11 links to corner of wall;
 Thence on said wall S. 23° E. 21 2/5 rods to corner of wall;
 Thence S. 23° E. on wall 560 feet to corner of wall;
 Thence easterly 330 feet on wall to a hole in rock near wall and near side of meadow;
 Thence southerly 271 feet to hole in top of rock near side of meadow;
 Thence southerly to pipe in wall;
 Thence on said wall 58 feet to barb wire fence;
 Thence southeasterly 230 feet on said fence to wall;
 Thence westerly 312 feet on wall to corner of wall;
 Thence southerly 960 feet on wall to corner of wall;
 Thence easterly 1419 feet on wall to corner of wall, the last nine lines bounding on land formerly of Bernard N. Rogers;

Thence N. 25° E. 4 rods 20 links to a stone bound;
 Thence N. 41 3/4° E. 46 rods to the place of beginning.
 The last two lines bounding easterly on land of Frank H. Woods Heirs.
 Containing 41 1/2 acres more or less.

TRACT VII

A certain tract or parcel of land located in the westerly part of said Mendon, bounded as follows;
 Beginning at a stake and stones on the southerly side of Ellis Swamp so-called;

Thence north 10° E. 2 rods 13 links to the center of a ditch at a southwesterly corner of land formerly owned by Daniel Farnum;

Thence same course and bounded easterly by said land formerly owned by Daniel Farnum, 34 rods 24 links to the center of a stone wall at land formerly owned by Luke Aldrich;

Thence turning and running west and bounding northerly by the center of said wall 31 rods 21 links to a corner;

Thence S. 62 2/3° W. 8 rods 20 1/2 links to the center of a wall;

Thence S. 24 1/4° E. 9 rods 9 links to stake and stones at the easterly side of a ditch;

Thence S. 3 1/2° E. 13 rods 9 links to a heap of stones on a rock;

Thence S. 68 3/4° E. 30 rods 14 links to the point of beginning.

The last five described lines are bounded by land formerly owned by Luke Aldrich, the land hereby conveyed having been deeded by Luke Aldrich to Lyman Cook.
 Containing 6 1/2 acres more or less.

TRACT VIII

A certain tract of land situated on the southerly side of Hartford Ave. in said Mendon and bounded and described as follows:

Beginning at a point at the northwest corner of the granted premises at the intersection of Hartford Avenue and Mowry Street in said Mendon;

Thence turning and running southerly along said Mowry Street a distance of 525 feet more or less, to land now or formerly of one Roy;

Thence turning and running easterly along a stonewall and bounded southerly by said Roy land a distance of 343 feet more or less, to a point at a stonewall at other land of the grantor;

Thence turning and running southerly along a stonewall and bounded westerly by said Roy land a distance of 240 feet to a point at a stonewall at other land of the grantor;

Thence turning and running westerly along a stonewall and bounded northerly by said Roy land a distance of 403 feet more or less, to the easterly line of said Mowry Street;

Thence turning and running southerly along said Mowry Street to a stone wall at land now or formerly of the Heirs of Samuel Wood;

Thence turning and running easterly along a stonewall and bounded southerly by land of said Heirs of Samuel Wood a distance of 1200 feet more or less, to a point at a stone wall;

Thence turning and running southerly along a stone wall and bounded westerly by land of said Heirs of Samuel Wood a distance of 610 feet more or less, to a point at a stone wall to land now or formerly of one LaBastie;

Thence turning and running in an easterly direction along a stone wall and bounded southerly by said LaBastie land a distance of 1067 feet more or less to land now or formerly of one Harold Rogers;

Thence turning and running northerly along a stonewall and bounded easterly by said land of Harold Rogers and land now or formerly of one Raymond Rogers a distance of 224 feet more or less to a point at a stone wall;

Thence turning and running northeasterly along a stone wall and bounded easterly by said Raymond Rogers land a distance of 798 feet more or less to the southerly side of said Hartford Avenue;

Thence turning and running along the southerly side of Hartford Avenue in a westerly direction to land now or formerly of one Bartlett;

Thence turning and running in a southerly direction along a stonewall and bounded westerly by said Bartlett land a distance of 482 feet more or less, to other land of the grantor;

Thence running and turning in a westerly direction along a stone wall bounded northerly by said Bartlett land now or formerly of one Ingham a distance of 682 feet to a point at a stone wall at other land of the grantor;

Thence turning and running in a northerly direction along a stone wall and bounded easterly by said Ingham land a distance of 511 feet more or less, to the southerly side of said Hartford Road;

Thence turning and running in a westerly direction along the southerly side of said Hartford Avenue to the point of beginning..

EXCEPTING that portion of the premises enclosed by an iron railing and used as a burial ground. (cemetery)

RESERVING to those entitled to do so and the heirs of Perry Wood the right to pass and repossess by foot or otherwise over a cart road as the same now exists from Hartford Avenue to the said cemetery.

TRACT IX

A certain tract of land in said Mendon, being situated on the southwesterly side of Hartford Turnpike, and bounded and described as follows; to wit:

Beginning at the northwest corner of the granted premises at an iron pipe at land now or formerly of one Ingham;

Thence southeasterly along a stone wall and said Ingham land four hundred seventy seven (477) feet, more or less, to an iron pipe;

Thence southeasterly and along a stone wall and other land of the grantor four hundred fourteen (414) feet, more or less to an iron pipe;

Thence northeasterly along a stone wall and other land of the grantor four hundred eighty two (482) feet, more or less, to the southwesterly side of said Hartford Turnpike;

Thence four hundred fourteen (414) feet, more or less, along said Hartford Turnpike to the place of beginning..

The premises are conveyed subject to the condition that the grantor, his heirs and assigns, maintain and repair the stone walls bounding on other land of the grantor.

Said premises are conveyed subject to telephone line rights of the American Telephone and Telegraph Company and possible highway location of the Commonwealth of Massachusetts.

TRACT X

A certain tract of land in said Mendon, being situated on the southwesterly side of Hartford Turnpike, and bounded and described as follows; to wit:

Beginning at the northwest corner of the granted premises at an iron pipe at other land of Rogers;

Thence southwesterly along a stone wall five hundred eleven (511) feet more or less, to an iron pipe;

Thence southeasterly along a stone wall two hundred sixty eight (268) feet, more or less, to an iron pipe;

Thence northeasterly along a stone wall four hundred sixty six (466) feet, more or less, to the southwesterly side of said Hartford Turnpike; The said three courses bounded on other land of Rogers; Thence one hundred eighty (180) feet, more or less, along said Hartford Turnpike to the place of beginning.

Subject to condition relative to maintenance and repair of stone walls bounding the premises, if now applicable.

Excepting from the foregoing the following ~~xxxxxxx~~ parcels :

(1) That parcel of land conveyed to Virginia F. Rogers 12/12/68 and recorded in Book 4910, Page 600.

~~xxxxxxx parcels as shown on xxx plan recorded in the Worcester District Registry of Deeds in Book 544, Page 97, Book 503, Page 503.~~

Being the same premises described in a deed from Gerben Folkerts to Earl W. Rogers et ux dated June 26, 1964 and recorded in Worcester District Registry of Deeds, Book 4476, Page 228 and in a deed from Raymond W. Rogers et ux to Wesley T. Rogers et al dated March 17, 1965 and recorded in said Registry of Deeds, Book 4547, Page 203.

(2) Excepting

~~xxxxxxx~~, that part of Tract VI as shown on "plan of land, Mendon, Mass, surveyed for Wesley Rogers, September 1970" Stanley H. Mowry, Surveyor, recorded with Worcester District Registry of Deeds Plan Book 344, Plan 97..

Subject to Mortgage to the Federal Land Bank of Springfield in the amount of \$98,000.00 of even date to be recorded herewith..

Subject also to a Mortgage to the Southern New England Production Credit Association dated April 3, 1972 and recorded in Book 5207, Page 179 .

(3) Excepting also from Tract IV the land on the easterly side of said Thornton Street with buildings thereon as follows:

Beginning at corner of walls on the easterly side of said Thornton Street at land now or formerly of Archie Roy;

Thence easterly along stone wall at said Roy land two hundred two (202.00) feet to corner of walls at other land of said Roy;

Thence southerly along stone wall by land of said Roy two hundred three (203.00) feet to an iron post set in cement in said wall;

Thence westerly approximately a 90° angle to said wall by land conveyed above not included in this exception two hundred seventy-four (274.00) feet to an iron post set in cement on the easterly side of said Thornton Street;

Thence northerly along stone wall on the easterly side of said Thornton Street two hundred seventy-five (275.00) feet to the place of beginning.

(4) A parcel of land conveyed to Robert T. Alger by deed dated Nov. 27, 1970 and recorded in Book 5092, Page 184 of the Worcester District Registry of Deeds;

(5) A parcel of land conveyed to Ronald J. Meehan and Kathleen M. Meehan by deed dated November 27, 1970 and recorded in Book 5092, Page 503, of the Worcester District Registry of Deeds.

(6) A parcel of land conveyed to Wesley T. Rogers and Jean M. Rogers by deed dated July 2, 1974 and recorded in Book 5548, Page 318 of the Worcester District Registry of Deeds;

Subject to right of way in Book 2540., Page 323 dated 4/31/31.

Witness OUR hand and seals this 17th day of July 19 75

Paul E. Vallenty

Earl W. Rogers
Earl W. Rogers

Charlotte L. Rogers
Charlotte L. Rogers

Wesley T. Rogers
Wesley T. Rogers

The Commonwealth of Massachusetts

Worcester ss.

July 17, 19 75

Then personally appeared the above named Earl W. Rogers, Charlotte L. Rogers and Wesley T. Rogers

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

Stephen A. McManis
Notary Public - ~~DEPARTMENT OF REVENUE~~

My Commission Expires October 3, 19 80

Recorded JUL 17 1975 at 3 h. 33m. P.M.