

RETURN TO: FRANCIS X. SMITH
158 WEST STREET
MILFORD, MA 01757

BOOK 21938 PAGE 251

158732

Handwritten initials: JPB

QUITCLAIM DEED

I, IAN O. DENTON, by ANNE D. LORING, ATTORNEY-IN-FACT, of Mendon, Worcester County, Massachusetts

For consideration paid and for full consideration of less than ONE HUNDRED DOLLARS (\$100.00)

Grant to Peter I. Denton of 39 Thayer Road, Mendon, Worcester County, Massachusetts

With QUITCLAIM COVENANTS

Four certain tracts of land, with the buildings thereon, all situated in the Easterly part of Mendon, in the County of Worcester, and Commonwealth of Massachusetts, being the same and all the premises described in the first two paragraphs of the deed of Clark Cook to Elizabeth L. Larking, dated July 23, 1902, and recorded with Worcester County Registry of Deeds, Book 1725, Page 221, the description in said deed being as follows:

FIRST: Two certain tracts of land and buildings thereon situated in the Easterly part of said Mendon, containing fifty-five acres, more or less, one being bounded as follows: Beginning at the South side of the Town Road at a stake and stones; thence S. 29 3/4° W., 14 rods; thence N. 76 1/4° W., 16 rods, 22 links; thence S. 22° W., 10 rods; thence S. 30 3/4° W., 14 rods; thence S. 38 1/4° W., 31 rods, 10 links; thence N. 55 3/4° W., 12 rods; thence S. 38 1/4° W., 26 rods, 6 links to stones on rock; thence S. 26 2/3° E., 19 rods, 17 links; thence S. 11° W., 12 rods, 20 links; thence S. 36 1/4° W., 16 rods, 5 links, to stone set in the ground; thence S. 28° E., 15 rods, to the brook; thence by said brook S. 19 1/3° W., 12 rods; thence S. 15 1/3° W., 11 rods to another branch of said brook; thence up said other branch in an Easterly direction 26 rods to a stone set in the ground; thence N. 15° E., 50 rods to a stone set in the ground; thence N. 35° E., 34 rods; thence N. 38 2/3° E., 5 rods, 12 links; thence N. 37 1/3° E. 12 rods, 12 links; thence S. 52° E., 22 rods, 16 links; thence N. 30° E., 8 rods; thence N. 37 1/4° E., 8 rods, 4 links; thence N. 27 1/4° E., 21 rods, to a stone set in the ground thence S. 76 3/4° E., 12 rods, 5 links; thence S. 68 3/4° E., 20 rods, 20 links to the corner of the wall; thence by said wall N. 25 3/4° E., 15 rods, 8 links to the road aforesaid; thence on said Road, 29 rods; thence across said road N. 25 1/3° E., 22 rods, 20 links; thence N. 87 1/2° W., 9 1/2 rods; thence S. 62 1/2° W., 5 rods, 8 links; thence N. 66° W., 18 rods; thence N. 74 1/3° W. 3 rods; thence N. 57 1/3° W., 1 rod and 9 links; thence 28 2/3° W., 18 rods, 6 links to the Southerly side of said Road; thence N. 63 1/3° W., 2 rods on said Road to the first mentioned bound. The other tract is the same with the second tract described in mortgage deed from Cushman Thayer to Willard Wilcox, Junior, conveyed or assigned by Willard Wilcox, Junior, to Ichabod Cook by deed dated October 12, 1840, and recorded with said Registry of Deed on April 13, 1846, Book 408, Page 446. Being all the premises described in deed of James S. Cook to Clark Cook, dated August 1, 1852, and recorded with said Registry of Deeds, Book 517, Page 571.

SECOND: A certain tract of land in said Mendon, bounded as follows: Beginning at the highway; thence running S. 20° W., 103 1/2 rods; thence W. 10° S., 29 rods and 7 links;

39 THAYER ROAD, MENDON

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thence S. 16 ½° W., 32 rods to land formerly of Moses Daniels; thence S. 35 ½° N., 19 ½ rods; thence Westerly in a straight line to a brook bounded on land formerly belonging to Elijah Thayer; thence upstream on said brook N. 26 ½° E., 8 rods; thence on said brook, 31 rods and 11 links to a point named in the deed referred to below as southern corner of grantee's land; thence by said land to the highway aforesaid; thence by said highway to the first mentioned bound; containing 58 acres, more or less. (Also another tract or parcel of land situated and lying in said Mendon, bounded as follows: Beginning at stones on a rock; thence S. 28 2/3° E., 19 rods and 17 links; thence S. 9° W., 12 rods and 20 links; thence S. 34 ¼° W., 13 rods, 9 links; thence S. 30° E. 15 rods to a stake by the brook; thence down stream on said brook 23 rods to another branch of the brook, bounded Easterly on all the above lines by grantee's land, as stated in the deed referred to below; thence downstream on said brook 23 ½ rods to a stake; thence N. 7° E., 45 rods and 12 links to a stake and stones at the Northeasterly corner of land formerly of Willard Chilson and Laban Bates; land bounded by said Chilson's and Bates' land on the last line; thence in a straight line to the first mentioned bound, containing by estimation 5 acres, be the same more or less. Being all the same premises described in deed of James S. Cook to Clark Cook, 2nd, dated September 8, 1853, and recorded with said Registry of Deeds, Book 536, Page 531. Also being the same premises conveyed to Elizabeth L. Larking, by Emeline Curley, by deed dated November 2, 1914, and recorded with said Registry of Deeds, Book 2066, Page 426.

Reserving to the said Ian O. Denton a life estate interest in the granted premises

Being the same premises conveyed to Ian O. Denton by deed of Richard McDonald dated December 16, 1941 and recorded with the Worcester District Registry of Deeds in Book 2842 Page 590.

WITNESS my hand and seal this 10th day of September 1999.

Ian O. Denton by Anne D. Loring Attorney in Fact.
Ian O. Denton by Anne D. Loring Attorney In Fact

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

September 10, 1999

Then personally appeared the above named Ian O. Denton by Anne D. Loring attorney in fact and acknowledged the foregoing instrument to be her free act and deed before me

Francis X. Small
Notary Public: Francis X. Small
My Commission Expires July 8, 2005

ATTEST: WORC. Anthony J. Vigliotti, Register