

Pond et ali.

to

Cox

1-50¢ Stamp  
Cancelled

See Plan Book  
112, Plan 63

*Dis. of  
Tax her  
B. 17385  
P. 23*

We, Arthur V. Pond and Anna H. Pond both of Mendon, Worcester County, Massachusetts and Clara W. Pond now or formerly of said Mendon, all being unmarried, for consideration paid, grant to Nathaniel B. Cox of Hopedale, Worcester County, Massachusetts, with W A R R A N T Y covenants a certain parcel of land located on the northwesterly side of George Street in the Town of MENDON, Massachusetts being the same parcel shown on a plan entitled "Plan of Land in Mendon, Mass. belonging to Arthur V. Pond et al. dated September 30, 1939, L. S. Daniels, Surveyor" containing 32,670 square feet, said parcel being bounded and described as follows, to wit:- Beginning at the easterly corner of the said premises at a point at the intersection of the northwesterly side of said George Street and the northeasterly boundary of said premises, which point is located 862.25 feet southwesterly from a drill hole in a boulder at the intersection of the northwesterly side of said George Street and the Town Line between said Mendon and said Hopedale; thence N. 54° W. through an iron pipe 2 feet back of the street line, 150 feet to an iron pipe; thence S. 36° W. 217.80 feet to an iron pipe; thence S. 54° E. 150 feet through an iron pipe, which pipe is 2 feet back of the street line to the northwesterly side of said George Street; thence N. 36° E. by the northwesterly side of said George Street 217.80 feet to the point of beginning, all as shown on said above mentioned plan to be recorded herewith with Worcester District Deeds.

Being a part of the fourth parcel of land described in a deed from Louise F. Griffith to us, which deed is dated May 20, 1940 and which deed is also to be recorded herewith.

W I T N E S S our hands and common seal this twentieth day of May 1940  
Arthur V. Pond (seal)  
Anna H. Pond  
Clara W. Pond

The Commonwealth of Massachusetts  
Worcester ss. May 20, 1940 Then personally appeared the above-named Arthur V. Pond and acknowledged the foregoing instrument to be his free act and deed, before me

J. Roy Kerr Notary Public  
My commission expires October 3 1941  
Rec'd May 21, 1940 at 3h. 2m. P. M. Ent'd & Ex'd

\* \* \* \* \*

Wor. Co-op.  
Federal Sav. &  
Loan Assoc'n

to

Lawton et ux.

1-\$5.00 Stamp  
1-50¢ Stamp  
Cancelled

See Vote on  
Page 583 of  
this Book

The Worcester Co-operative Federal Savings and Loan Association a banking institution duly organized by law, with its principal place of business in the City and County of Worcester, Commonwealth of Massachusetts, (and resulting from the conversion of the Worcester, Home and Equity Co-operative Banks into respective Federal Savings and Loan Associations, and the subsequent merger of said associations), for consideration paid, grants to Cyril C. Lawton and Archabelle D. Lawton, husband and wife, as tenants by the entirety, and both of Worcester, with Q U I T C L A I M covenants the land, with the buildings thereon, situated in said WORCESTER, on the northeasterly side of Richmond Avenue, bounded and described as follows: Beginning at a point on the northeasterly line of Richmond Avenue, said point being one hundred thirty (130) feet northeasterly of a Worcester Highway monument marking the northerly end of a curve of radius three hundred fifty-six and 58/100 (356.58) feet; thence N. 54° 37' E. by land now or formerly of George H. Piehl, one hundred twenty (120) feet; thence N. 35° 23' W. by other land now or formerly of George H. Piehl sixty (60) feet; thence S. 54° 37' W. by other land now or formerly of George H. Piehl one hundred twenty (120) feet to the northeasterly line of Richmond Avenue; thence S. 35° 23' E. sixty (60) feet to the point of beginning. Containing 7200 square feet of land.

Premises conveyed are identical with lot #5 on a plan of Section B, Salisbury Newton made by Stanley G. Atherton, C. E., dated April 17, 1926, recorded with Worcester District Deeds, Plan Book 46, Plan 80.

Subject to building restrictions as follows: That all buildings shall be placed and set back not less than twenty-five (25) feet from the street line, provided that steps, windows, porticoes and other projections appurtenant thereto are to be allowed in said space. That no house with a flat roof nor to accommodate or to be occupied by more than two families shall be built on said premises. That any one family house erected thereon shall cost not less than \$6,000. and any two family house erected thereon shall cost not less than \$10000. That no stable, garage or out-building shall be erected nearer than sixty-five (65) feet to the street line nor accommodate more than three cars and to be used only for private purposes. That no part of the granted premises shall be used for commercial, industrial or amusement purposes. Said restrictions shall terminate January 1, 1960 and which shall be enforceable by any or all owners of lots on a plan of Elliott Moore by Stanley G. Atherton, C. E., recorded with Worcester District Deeds, Book of Plans 46, Plan 45.

Being the same premises conveyed to the Worcester Co-operative Federal