



We, James V. Mann, married, and Annie G. Mann, unmarried, both of Franklin, Norfolk County, Massachusetts, being all of the heirs-at-law of William D. Mann, late of said Franklin (see Norfolk Probate Records, Case No. 73,438)

~~at~~

~~County of Massachusetts~~

~~being returned for consideration paid, grant to~~ in consideration of \$1000 paid,
grant to Benjamin Miller

of Boston, Suffolk County, Massachusetts

with quitclaim covenants

the land in

(Description and encumbrances, if any)

the northeasterly part of Mendon in the County of Worcester, Massachusetts, on both sides of Mill River, and on the southerly side of the turnpike road, bounded and described as follows, to wit: Beginning at a stake and stones on the south side of said road; thence S. 16° W. 26 rods 17 links to a stake and stones by Gould's land; thence S. 84° W. 4 rods 15 1/2 links to a stake and stones; thence N. 69° W. 13 rods 9 links to the middle of said river; thence N. 20° E. 6 rods 17 links to an oak stump on the west side of the old raceway; thence N. 7 1/4° W. 1 rod 23 links to corner of a stone wall; thence northerly by and with a stone wall 14 rods and 4 links to said road; thence easterly on said road 18 rods and 13 links to the point of beginning. With the right and privilege of flowage conveyed by Lewis B. Gaskill to George R. Whiting by a deed dated March 30, 1874, and recorded with Worcester District Deeds, book 921, page 315, and subject to the reservations contained in said deed.

Also a certain parcel of land situated in the southerly part of Mendon containing sixty-two and sixty-four hundredths square rods be the same more or less and bounded and described as follows, viz:-Beginning at the northeasterly corner of the granted premises at a point in the stone wall on the westerly side of a lane or driveway from the main road near the house of Lewis B. Gaskill, to a mill privilege on Mill River, the said point being twenty-five (25) feet northerly from a corner of land of the grantor; thence N. 72° 11' W. (magnetic course, the variation of the compass being 11° 3' West) six and three-tenths (6.3) feet to a drill hole in a large rock; thence same course fifty-three and thirty-five hundredths (53.35) feet to an iron rod driven in the ground; thence same course six and one-tenth (6.1) feet; thence S. 25° 59' W. two hundred forty (240) feet; thence S. 64° 1' E. six (6) feet to a drill hole in a natural stone in the ground; thence same course forty (40) feet to the centre of a stone wall; (an iron rod is driven on the line in the ground at the side of the wall); the above lines bounding on land of Mary T. Gould et als; thence N. 54° 29' E. along the wall, one hundred and five-tenths (100.5) feet to the river; thence N. 24° 44' E. sixty-nine and five-tenths (69.5) feet to a point at other land of grantor three (3) feet from a large stump; thence N. 67° 19' W. fifty-three (53) feet; thence N. 20° 33' E. sixty-six and seven-tenths (66.7) feet; thence S. 68° 51' E. thirty-three (33) feet; thence N. 25° 25' E. twenty-five (25) feet to the place of departure; these last four lines bounding on land now or formerly of Whiting.

Also a certain parcel of land situated on the south side of said turnpike containing ten rods more or less and bounded as follows: Beginning at a drill hole in the ledge; thence 34.50 feet S. 7° 50'; thence 36 feet S. 7° 10' East on land formerly of Lewis B. Gaskill to a stake and stones; thence 54.95 feet 70° 40' West by land now or formerly of Willis Gould to a stake and stones; thence North sixty-six (66) feet 19° 20' East by land now or formerly of said Gould; thence thirty-one and ninety-five hundredths (31.95) feet 70° 40' South on land now or formerly of said Gould to the said drill hole at the place of beginning.

Being the same premises conveyed to said William D. Mann by George R. Whiting by deed dated October 29, 1920, and recorded with Worcester (Worcester District) Deeds, Book 2230, Page 2.

Said premises are conveyed subject to taxes for the year 1942 and subject to and with the benefit of all restrictions, easements, and other encumbrances of record.