

LEE R. ROGERS

of Mendon, Worcester County, Massachusetts

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

grant to LEE R. ROGERS and KATHLEEN A. NELSON, as joint tenants and *
not as tenants in common,

of 74 Hartford Avenue, West, Mendon, Mass. 01756 with quitclaim covenants

~~the lands~~ Two certain parcels of land bounded and described as follows:

[Description and encumbrances, if any]

FIRST PARCEL:

All and the same premises conveyed by deed of Earl W. Rogers et ux to Virginia F. Rogers dated December 13, 1968, and recorded with Worcester District Registry of Deeds in Book 4910, Page 600, and more particularly bounded and described in said deed as follows:

"The land in said Mendon, situate on the southerly side of Hartford Avenue and bounded and described as follows:

BEGINNING at the northwesterly corner of the land hereby described at an iron pipe on the southerly side of said Hartford Avenue at other land of this grantee;

THENCE S. 4° 52' W., one hundred eighty-one and seven tens (181.7) feet by other land of this grantee to a stone post at a private cemetery;

THENCE S. 70° 08' E., thirty (30) feet to a stone post;

THENCE S. 19° 52' W., fifty (50) feet to a stone post;

THENCE N. 70° 08' W., thirty (30) feet to a stone post; the last three lines are with the northerly easterly and southerly sides of said private cemetery;

THENCE N. 87° 42' W., one hundred eighty-eight and two tenths (188.2) feet with other land of the grantee to a drill hole in top of wall;

THENCE S. 02° 01' 25" W., two hundred sixty-four and twenty-five hundredths (264.25) feet with wall to a stone set in corner of wall;

THENCE S. 85° 08' 35" E., one hundred thirty-four (134) feet; with wall, to a corner of wall;

THENCE N. 23° 54' 25" E., five hundred forty-six (546) feet, with stone wall, to a stake in wall on the southerly side of Hartford Avenue; the last three lines being with remaining land of grantor;

THENCE N. 81° 55' 35" W., thirty-five (35) feet to an iron rod in cement marked W.C.H.;

THENCE N. 86° 46' 35" W., one hundred two and ninety-three hundredths (102.93) feet to the point of beginning; the last two lines being with the southerly side of Hartford Avenue.

Containing 1.63 acres of land, more or less, and,

BEING a part of the land described in Parcel 4 of deed of Raymond W. Rogers et ux, dated March 17, 1965, and recorded with Worcester District Registry of Deeds, Book 4547, Page 203. For our title see deed recorded Book 4628, page 477.

Said premises are shown on 'Plan of land, Mendon, Mass..., Nov. 1968... by Stanley H. Mowry, Surveyor', which plan is recorded with Worcester District Registry of Deeds, Plan Book 323, Plan 39."

SECOND PARCEL:

All and the same premises conveyed by deed of Wesley Rogers et ux to Virginia F. Robers, dated October 29, 1957, and recorded with Worcester District Registry of Deeds, Book 3903, Page 415, and bounded and described as follows:

(*Individual — Joint Tenants — Tenants in Common.)

74 Hartford Ave., West, Mendon, MA 01756

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"The land in said Mendon, situated on the southerly side of Hartford Avenue, bounded and described as follows:

BEGINNING at an iron pipe set in the ground on the southerly side of Hartford Avenue at land of Raymond Rogers, which iron pipe is one hundred two and ninety-three hundredths (102.93) feet westerly from a Worcester County Highway bound, as shown in the 1942 relocation line and which point is also two hundred ninety-three (293) feet west of a wall and corner at other land of said Raymond Rogers at Thornton Street;

THENCE S. 4° 52' W. by land of said Raymond Rogers and by the easterly side of a right of way, one hundred eighty-one and seventy hundredths (181.70) feet to a stone post at a private cemetery;

THENCE S. 19° 52' W. fifty (50) feet by said private cemetery to a stone post at other land of said Raymond Rogers;

THENCE N. 87° 42' W., one hundred eighty-eight and twenty hundredths (188.20) feet to a drill hole in a wall at other land also of Raymond Rogers;

THENCE N. 4° 08' E. by said stone wall and land of said Raymond Rogers, two hundred thirty-two (232) feet to another drill hole in said wall at the southerly side of Hartford Avenue;

THENCE S. 86° 46' 35" E., two hundred five (205) feet to the point of beginning.

Containing 1.06 acres of land, more or less.

Said conveyance is made subject to a right of way on the easterly side of the premises, 10 feet in width and 231.70 feet in length as shown on plan hereinafter referred to and being the right of way described in deed, Book 3217, Page 334.

Being the premises shown on a plan entitled, "Plan of Land sold by Raymond Rogers to Wesley Rogers, Mendon, Mass., November 1951," by F. J. Brennan, Surveyor, recorded with Worcester District Deeds, Plan Book 180, Plan 10.

Being the premises described in a deed from Mary Prestera to Wesley Rogers and Virginia F. Rogers, dated January 6, 1954 and recorded with Worcester District Deeds, Book 3561, Page 201."

For grantor's title, see Worcester Probate Court Case #279065, Estate of Virginia F. Rogers.

