

KNOW ALL MEN BY THESE PRESENTS

that I, Ella G. Kinsley of Mendon, in the County of Worcester, and the Commonwealth of Massachusetts, Trustee under the last will of Elizabeth W. Taft, late of said Mendon, in said County and Commonwealth aforesaid, deceased, which will was duly proved and allowed by the Probate Court for said County on the fifth day of May A. D. 1896, do by virtue and in execution of the power to me given in and by said will, and of every other power and authority me hereto enabling, and in consideration of the sum of One Dollar, and other good and valuable consideration, to me paid by Thomas W. Keane of Milford, in said County, and said Commonwealth, the receipt whereof is hereby acknowledged, hereby **G R A N T, B A R - G A I N, S E L L** and **C O N V E Y** unto the said Thomas W. Keane, a certain lot or parcel of land situated in said MENDON near Lake Nipmuck (so-called) and which is bounded and described as follows, to wit: Beginning at the southeasterly corner of the premises at a stake and stones in the wall of the land of the said grantor; thence N. 13 1/2" W. (51.1/2) fifty-one and one-half feet; thence N. 33" W. (21) twenty-one feet, the last two lines bounding on the wall as it now stands; thence N. 71" 30' E. (62) sixty-two feet to a stake; thence S. 17" 45' E. (41.3) forty-one and three tenths feet to a stake; thence S. 43" E. (17) seventeen feet to a stake; thence N. 86" E. (57) fifty-seven feet to the place of beginning. Said lot being bounded on all sides by other land now or formerly of this grantor, together with the right to the said grantee his heirs and assigns to pass and repass from the highway to said premises, over the same way as was granted to Dwight Russell by the said late Elizabeth W. Taft.

Kinsley, Tr.

to

Keane

Reserving however from this conveyance a right of way over the above described premises for this grantor her heirs and assigns, together with any previous right's of way which may have been given or obtained over the granted premises.

The above described premises are those same premises leased by this same grantor to this grantee by lease dated April 15, A. D. 1902, said lease being hereby terminated upon the delivery of this deed. **T O H A V E** and **T O H O L D** the above granted premises, with all the privileges and appurtenances thereto belonging, to the said Thomas W. Keane, and his heirs and assigns, to their own use and behoof forever. **I N W I T N E S S W H E R E O F** I, the said Ella G. Kinsley, Trustee as aforesaid, hereunto set my hand and seal this second day of September in the year 1911.

Signed and sealed in presence of
Samuel B. Taft

Ella G. Kinsley (seal)
Trustee under the will of
Elizabeth W. Taft.

Commonwealth of Massachusetts

Worcester, ss. September 2, 1911. Then personally appeared the above named Ella G. Kinsley, Trustee, and acknowledged the foregoing instrument to be her free act and deed, before me-

Samuel B. Taft Justice of the Peace

Rec'd Feb. 25, 1935 at 8h. 30m. A. M. Ent'd & Ex'd

* * * * *

I, Joseph Zamora of Southbridge, Worcester County, Massachusetts, being unmarried, for consideration paid, grant to Peoples National Bank of Southbridge, Massachusetts, a Federal banking association, with an office and banking rooms in said Southbridge, with **M O R T G A G E** covenants, to secure the payment of Four Hundred Fifty (\$450) Dollars on demand with 5 1/2 per cent interest per annum, payable quarterly on the first day of January, April, July and October as provided in a note of even date, the land in STURBRIDGE, in said County, in the easterly part, with the buildings thereon, situated on the southerly side of the State highway leading from Southbridge to Sturbridge, bounded and described as follows: Beginning at the northeast corner of the land hereby conveyed, at a point on the southerly side line of said State highway 36.5 feet northwesterly of a Massachusetts Highway bound located approximately opposite Station 17 plus 46 on the layout of said State highway; thence running northwesterly along said southerly side line on a curve of 1516.43 feet radius a distance giving a chord of 120 feet north 52° 17" west to an iron pin on the said southerly side line; thence running south 69° 57" west a distance of 220.25 feet to an iron pin on the northerly side of a stone wall; thence running south 1° 1" west a distance of 80 feet along a wall to a corner of walls; thence running north 73° 51" east a distance of 320.5 feet along a wall to the point of beginning.

Zamora

to

People's Nat'l
Bank
of Southbridge

See Discharge

B2635 P. 108

Being a portion of the premises conveyed to John Buggy by deed of Sylvanus Chamberlain, dated July 11, 1879, and recorded with Worcester District Deeds, Book 1050, Page 617.

Said conveyance is made subject to a restriction that said premises