

We, Samuel H. Perron and Rose Perron, husband and wife, both

of Mendon, Worcester

County, Massachusetts,

being unmarried, for consideration paid, grant to Rene Roy of said Mendon,

with quitclaim covenants:

A certain tract or parcel of land situated on the westerly side of Massachusetts State Highway Route No. 140, in said Mendon, and being more particularly bounded and described as follows, to wit:-

Beginning at a stake on the westerly side of said highway 322.08 feet S. 15° 57' 50" E. of a Massachusetts highway bound in the westerly line of said highway at or near the intersection of Bates Street, thence S. 15° 57' 50" E. by the westerly line of said highway 697.91 feet to a stake in the westerly line of said highway at land of one Anesta; thence S. 83° 05' 10" W. by said Anesta land 152.90 feet to a stake; thence N. 15° 57' 50" W. by other land of the grantors 668.47 feet to a stake; thence N. 54° 02' 10" E. by said other land of the grantors 150 feet to the point of beginning.

Being lots numbered 4, 5, 6, 7, 8, 9 and 10 on plan entitled "Plan of Lots in Mendon Mass. owned by Samuel H. & Rose Perron Scale 1" = 100' Nov. 1947-----" filed with Worcester District Deeds, Plan Book 154, Plan 11.

Together with the right to enter, dig, excavate, lay, maintain, repair and replace a pipe or pipes as a conduit for water from the water main on Bates Street to the granted premises and any and all sub-divisions thereof in and through a strip of the grantors' remaining premises six (6) feet in width extending from said Bates Street to the granted premises and lying southwesterly and adjoining a straight line whose termini are: (1) a Massachusetts highway bound situated in the southeasterly line of Bates Street 103 feet northeasterly of land of one Leone; and (2) the northwesterly corner of the above-granted premises being the northwesterly corner of lot numbered 10.

It is a condition of this grant of easement that the grantee, his heirs and assigns, will, after each excavation, restore the surface of the granted easement to as good a condition as shall exist immediately prior to such excavation.

For our title see Deed of Reuben B. Rowe to us, dated May 21, 1914, and recorded with Worcester District Deeds, Book 2049, Page 499 and Deed of Lila B. Beaton to us, dated May 3, 1932, and recorded with said Deeds, Book 2575, Page 330.

This deed is upon the expressed condition, which shall expire on January 1, 2048, that the granted premises shall not be used or allowed to be used for the sale or consumption of intoxicating liquors.

