

We, Gerald E. Biggs and J. Ruth Biggs, husband and wife, both

of Mendon Worcester County, Massachusetts,
~~xxxxxx~~ed, for consideration paid, grant to Kelsie Townsend, Jr
 of Hopedale,
~~xxxxxx~~, Worcester County, Massachusetts with quitclaim covenants
~~xxxxxx~~

(Description and encumbrances, if any)

A certain tract or parcel of land situated on the easterly side of Bates Street, in said Mendon, and being lots numbered 1 and 2 on plan entitled "Plan of Lots in Mendon Mass. owned by Samuel H. & Rose Perron---" filed with Worcester Registry of Deeds, Plan Book 154, Plan 11, and being more particularly bounded and described as follows, to wit:-

Northerly by lot numbered 3, as shown on said plan, 150 feet;
 Easterly by remaining land of the grantors 200 feet;
 Southerly by a stone wall and land of one Anesta 150 feet; and
 Westerly by said street 200 feet.

Together with the right and easement to enter upon lot numbered 3 for the purpose and to lay, install, repair, replace and maintain water and sewer conduits from said Bates Street to and for the benefit of the granted premises in and under a strip of said lot numbered 3 six (6) feet in width easterly of, adjoining and along the entire westerly line of said lot numbered 3.

For title see deed of Reuben B. Rowe to Samuel H. Perron et ux., dated May 21, 1914, and recorded with Worcester District Deeds, Book 2049, page 499 and deed of Samuel H. Perron et ux., to us, dated December 27, 1950 recorded with Worcester District Deeds, Book 3310, page 157.

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



We, Gerald E. Biggs and J. Ruth Biggs husband and wife of said grantor,

se to said grantee all rights of tenancy by the curtesy dower and homestead and other interests therein.



Witness our hand and seal this 27th day of October 19 52



Gerald E. Biggs
 J. Ruth Biggs

The Commonwealth of Massachusetts

Worcester ss.

October 27 19 52

Then personally appeared the above named Gerald E. Biggs and J. Ruth Biggs

and acknowledged the foregoing instrument to be their free act and deed, before me



Arthur D. Hill
 Notary Public—Justices of the Peace

My commission expires

April 9 19 59

Recorded Nov. 26, 1952 at 9h. A. M.