

Edward P. Boucher, also known as Edward Boucher, and Katherine S. Boucher, husband and wife, as tenants by the entirety, , both  
of Dedham, Norfolk County, Massachusetts,  
*being ~~un~~married*, for consideration paid, grant to Hulda Westlund

of Milton in said Norfolk County

with ~~quitclaim covenants~~ The following described parcels of land in Mendon, Worcester County, Massachusetts together with any buildings thereon, situated on the north-  
~~the land in~~ easterly side of Taft Avenue, being Lot 17 as shown on "Plan of Lakeside Park owned by Luther E. Taft Heirs June 1917. Scale 50' per inch Henry W. Gaskill C.E.", filed with Worcester District Deeds, Plan Book 31, Plan 50, more particularly bounded and described as follows:

Beginning at the southerly corner of the granted premises at the northwesterly corner of Lot 16, as shown on said plan:  
thence N. 67° 05' E. by said Lot 16, 100 feet to a point at land now or formerly of one Taft;  
thence N. 22° 55' by last mentioned land 50 feet to the southeasterly corner of Lot 18 as shown on said plan;  
thence S. 67° 05' W. by said Lot 18, 100 feet to the northeasterly side of Taft Avenue;  
thence S. 22° 55' E. by the northeasterly side of Taft Avenue, 50 feet to the point of beginning.

ALSO, the land in said Mendon, with any buildings thereon, situated on the southwesterly side of Taft Avenue, and being lots marked "Ford", "Callahan", "Curley", 60, 61 and 62 as shown on the plan above referred to, and more particularly bounded and described as follows:

Beginning at the southeasterly corner of Lot "Curley" and the northeasterly corner of Lot 40 as shown on said plan, and the southwestery line of Taft Avenue:  
thence southwestery by said Lot 40, 100 feet to the shore of Lake Nipmuc;  
thence northwestery by the shore of said Lake, 150 feet more or less, to the southeasterly line of Taft Avenue as shown on said plan;  
thence N. 61° E. by said Taft Avenue, 51.7 feet to a drill hole in a rock;  
thence continuing the same course by said Taft Avenue, 48.3 feet to a stake in the ground;  
thence northeasterly still by the southeasterly side of Taft Avenue to a point in the southeasterly line of Taft Avenue;  
thence S. 22° 55' E. by the southwestery line of Taft Avenue, 150 feet, more or less, to the point of beginning.

Each of the above tracts is conveyed together with all easements appurtenant thereto, and subject to all reservations and easements of record.

There is also conveyed, but without any covenants, such title claim and interest, if any, which the grantors have in a strip of land lying between the southeasterly line of Taft Avenue and a fence approximately 14 feet northwestery therefrom.

ALSO, a certain tract or parcel of land situated on the northwestery side of the Millville Road, in said Mendon, being more particularly bounded and described as follows: to wit:-

Beginning at the southeasterly corner of the granted premises at a point in the northwestery 1932 location line of said Millville Road and at land now or formerly of one Koehne, formerly of one Cunniff, thence S. 58° 51' 55" W. with said location line 156 feet, more or less to a Worcester County highway bound; thence southwestery with said location line being a curve to the left having a radius of 630.00 feet, 250 feet, more or less, to a point; thence N. 42° 50' W. by land now or formerly supposed to belong ~~not or formerly~~ to one Kaveney 20 feet, more or less, to a point on a stone wall; thence continuing the same course 42.3 feet by land now or formerly of said Kaveney to a corner in a stone wall; thence N. 78° 57' W. with a stone wall 132.5 feet to other land now or formerly of said Kaveney; thence N 26° 13' W. by lots numbered 10, 11, 12, 13, 14 and 15 as shown on Plan of Lakeside Park, Mendon, Mass. filed with Worcester District Registry of Deeds, Plan Book 31, Plan 50, 298.3 feet to the southeasterly corner of lot numbered 16 shown on said plan; thence

Address of Owner: 5 Columbine Rd., Milton, Mass. Gtee. not married

thence N 22° 55' W by lots numbered 16, 17, and 18 shown on said plan, 144.25 feet to the southeasterly corner of lot numbered 19 shown on said plan; thence N 67° 05' E by the southerly line of said lot numbered 19 extended easterly 50.0 feet to a stake; thence N. 22° 55' W 124 feet, more or less, to a drill hole in a stone wall, thence easterly by said stone wall 600 feet, more or less, to the intersection of stone walls, the last three courses bounding on other land of the grantor; and thence southerly by a stone wall and said Koehne land 402 feet; more or less, to the point of beginning.

ALSO, certain parcels of land, with the buildings thereon, situated in said Mendon, being all the same premises described in Transfer Certificate of Title, registered in Book 26 Page 5009 Document No. 16380 from Original Certificate No. 4964, originally registered August 25, 1955 in Registration Book 25 Page 4964 for the Worcester Registry District of Worcester County and bounded and described in said Transfer Certificate as follows:

Southwesterly by the northeasterly line of Taft Avenue one hundred fifty (150) feet; Northwesterly one hundred (100) feet, and Northeasterly one hundred forty-four and 84/100 (144.84) feet by land now or formerly of Guy B. Barca et al; and

Southeasterly by land now or formerly of Fredrick J. Kelley one hundred (100) feet. Said land is shown as Lot 1 on the plan hereinafter mentioned.

Also another parcel of land situate in said Mendon, bounded:

Northeasterly by the southwesterly line of said Taft Avenue fifty (50) feet;

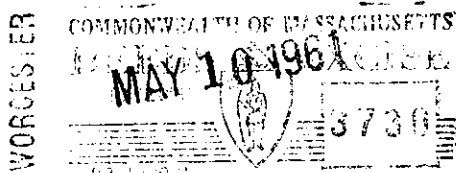
Southeasterly by land now or formerly of John Airasian about one hundred eighteen (118) feet;

Southwesterly by natural high water mark of Lake Nipmuck; and

Northwesterly by land now or formerly of Edward P. Boucher et ux., about one hundred twenty-nine (129) feet.

Said land is shown as lot 2 on said plan .

All of said boundaries, except the water line, are determined by the Court to be located as shown upon plan numbered 25223-A, which is filed with the original certificate of title #4964, the same being compiled from a plan drawn by Eastman & Corbett Inc., Civil Engineers, dated January 14, 1954, and additional data on file in the Land Registration Office, all as modified and approved by the Court.



.....husband of said grantor  
 wife

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

Witness our hands and seals this 9th day of May 1961

Edward P. Boucher  
 Katherine J. Boucher

The Commonwealth of Massachusetts

Suffolk SS.

May 9 1961

Then personally appeared the above named Edward P. Boncher and Katherine J. Boncher

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

George F. Maroney Notary Public - Justice of the Peace

My commission expires Oct. 4 1963

Recorded May 10, 1961 at 11h. 22m. A. M.

END OF INSTRUMENT

See Discharge B. 4343 P. 241

Know all Men by these Presents

That WE, BILLY R. JOHNSON and JOAN L. JOHNSON, husband and wife, both of Boylston

in the County of Worcester and Commonwealth of Massachusetts for consideration paid, hereby grant unto the Worcester Five Cents Savings Bank, a corporation duly established by law in Worcester, in the County of Worcester, in the Commonwealth of Massachusetts, with Mortgage Covenants to secure payment of ELEVEN THOUSAND FIVE HUNDRED FIFTY (\$11,550.00) Dollars principal and interest payable in monthly instalments of \$ 69.30 with interest on unpaid principal at the rate set forth, and balance of principal in twenty-five years from date, as provided in a certain note of even date, and also to secure the performance of all agreements and covenants herein contained, a certain parcel of land, with the buildings thereon, situated in said Boylston, being Lot numbered 9 as shown on Plan of Sub-Division of Morningdale Manor Addition, recorded with Worcester District Registry of Deeds, Plan Book 196, Plan 87, bounded and described as follows:

BEGINNING at an iron post S.83°33'12"E. ninety (90) feet from an iron post at the northerly corner of the intersection of Midland Road and Orient Street;

THENCE N.6°26'48"E. one hundred (100) feet to an iron post;

THENCE S.83°33'12"E. ninety (90) feet to an iron post;

THENCE S.6°26'48"W. one hundred (100) feet to an iron post;

THENCE N.83°33'12"W. ninety (90) feet by Orient Street to the point of beginning.

Being the same premises conveyed to us by deed of Paul A. Perry et ux to be recorded herewith.

Said premises are subject to the restrictions as set forth in instrument recorded in said Deeds, Book 3572, Page 234, in so far as now in force.

The premises are known as No. 8 Orient St., Boylston.

At Mortgagee's option, Mortgagor will pay a "late charge" not exceeding two per centum (2%) of any installment when paid more than fifteen (15) days after the due date thereof to cover the extra expense involved in handling delinquent payments, but such "late charge" shall not be payable out of the proceeds of any sale made to satisfy the indebtedness secured hereby, unless such proceeds are sufficient to discharge the entire indebtedness and all proper costs and expenses secured thereby.

The mortgagors for them selves and their heirs, executors, administrators, covenant with the mortgagee and its successors and assigns that they will keep the buildings on said premises insured against such hazards as may be required by the mortgagee, its successors or assigns, for the benefit of the mortgagee, its successors and assigns. The mortgagor s for them selves and their heirs, executors, administrators,