

RETURN:
Joseph M. Antonelli
P.O. Box 310
Milford, MA. 01757

100757

BOOK 21543 PAGE

65

DEED

257

We, Curville W. Cox and Elizabeth T. Cox, husband and wife, both of Mechanicsville, Virginia,
for consideration paid of \$315,000.00

grant to Black Brook Realty Corp., a duly organized Massachusetts corporation having an usual
place of business at 17 Main Street, Hopkinton, Massachusetts,

with quitclaim covenants

A certain tract or parcel of land, together with the buildings thereon, situated partly in Mendon
and partly in Hopedale in the County of Worcester and Commonwealth of Massachusetts,
bounded and described as follows:

Beginning at the intersection of Overdale Parkway and Old Salt Box Road;

- Thence S. 82 1/2° W. by the north side of said Old Salt Box Road, 247.5 feet
to the boundary line between the Towns of Mendon and Hopedale;
said line being by a stone wall;
- Thence S. 73° W. by the north side of said Old Salt Box Road 594 feet to a wall;
- Thence N. 34° W. by said wall, 1518 feet;
- Thence N. 22° W., 511.5 feet to City Mills Road or Old City road;
- Thence by said Road N. 48° E., 41.25 feet to an angle in said Road;
- Thence by said Road N. 19° W., 643.5 feet to a wall;
- Thence by said wall N. 70° E., 660 feet to said town line;
- Thence by said wall N. 69 1/2° E. about 360 feet to land of the Town of Hopedale,
all of the foregoing lines being according to plan entitled "Copied, and the
broken lines were drawn from a survey made in June, 1908, by Henry W.
Gaskill, C.E.", filed with Worcester District Registry of Deeds, Plan Book 13,
Plan 73; said Plan also shown the following: "A Plan of S. T. Davenport's
Farm Mendon containing 331 1/2 Acres Scale 20 Rods to an Inch by D.
Davenport 14th March 1847".

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LOCUS OVERDALE PARKWAY, HOPEDALE, MA

Thence by said land of the Town of Hopedale S. 20° 15' E., 932.3 feet to a corner of walls;

Thence S. 9° E., 189.1 feet;

Thence S. 9° 45' E., 618.7 feet, the last two lines being by a stone wall and said land of the Town of Hopedale;

Thence by said Overdale Parkway along the following lines:
 S. 19° E., 607 feet;
 Southerly 302 feet;
 S. 11° 20' E., 111.4 feet;
 Southerly 20 feet, more or less, to the point of beginning, all of said lines by Overdale Parkway being by a stone wall.

The last eight lines are according to a plan entitled "Plan Showing Certain Lots of Land Purchased by the Town of Hopedale, situated in said Town Northerly of Freedom Street. Scale 1" = 250" G. E. Eastman C.E. Oct. 1916" filed in said Registry of Deeds, Plan Book 30, Plan 40.

For title reference see deed recorded with Worcester District Registry of Deeds in Book 3892, Page 481.

Witness our hands and seals this 28 day of May, 1999.

Curville W. Cox
 Curville W. Cox

Elizabeth T. Cox
 Elizabeth T. Cox

STATE OF VIRGINIA

County of Hanover, ss

May 28, 1999

Then personally appeared the above-named Curville W. Cox and Elizabeth T. Cox and acknowledged the foregoing instrument to be their free act and deed, before me,

WORCESTER DEEDS REG 20 WORCESTER
 06/25/99 10:44 AM 01
 000000 #5721
 FEE \$128.90
 CASH \$1436.90

Jane H. [Signature]
 Notary Public
 My Commission Expires:
2/28/2002

ATTEST: WORC. Anthony J. Vigliotti, Register