

I, Mary Florence Birmingham

~~ADMINISTRATOR of the ESTATE of~~ ~~TRUSTEE and GUARDIAN~~  
~~of the ESTATE of~~ ~~RECEIVER of the ESTATE of~~ ~~COMMISSIONER~~

Raymond F. Birmingham, Worcester Probate No. 223851

by power conferred by License issued by the Probate Court for the County of Worcester dated September 15, 1967

and every other power,

for Twenty-five Thousand (\$25,000.)----- Dollars

paid, grant to Donald R. Petrilli  
 Northbridge Road  
~~Raymond F.~~ Mendon, Massachusetts

a certain tract of land together with the buildings thereon, situated on the easterly side of North Avenue, a Worcester County Highway, in the northerly part of said Mendon, and being more particularly bounded and described as follows:-

Beginning at the southwesterly corner of the granted premises at a point in the easterly line of said North Avenue and at the end of a stone wall, said point being the northwesterly corner of land now or formerly of Norman Harry Handley et ux.;

THENCE N.  $34^{\circ} 30'$  E., 146.10 feet, and bounding on said Handley land, to a drill hole in the wall;

THENCE S.  $33^{\circ} 39'$  E., still by said Handley land, 198.70 feet to a stone bound;

THENCE S.  $29^{\circ} 22'$  E., and bounding on land now or formerly of one Swanson, 224.50 feet to a drill hole in a stone at land now or formerly of Marcus Morton Goodnow;

THENCE N.  $58^{\circ} 31'$  E., 33.8 feet to a stake by abutment wall;

THENCE S.  $78^{\circ} 12'$  E., 37.46 feet to a stake by the end of a wall;

THENCE S.  $37^{\circ} 45'$  E., with the center line of a stone wall 56.22 feet to a point in the wall; said last three courses bounding on said land now or formerly of said Goodnow;

THENCE still on last mentioned course, and bounding on land now or formerly of one Goss, 110.65 feet to a drill hole in corner of walls;

THENCE N.  $38 \frac{4}{5}^{\circ}$  E., 19 rods 2 links;

THENCE N.  $38^{\circ}$  E., 37 rods 10 links;

THENCE N.  $38 \frac{1}{2}^{\circ}$  E., 50 rods 15 links;

THENCE N.  $42^{\circ}$  E., 27 rods 2 links to center of Muddy Brook, said last four courses bounding on land formerly of Oliver B. Everett;

THENCE with center of said Brook, S.  $20 \frac{5}{12}^{\circ}$  E., 6 rods 6 links;

THENCE S.  $55 \frac{1}{2}^{\circ}$  E., 4 rods 14 links;

THENCE S.  $22^{\circ}$  E., 3 rods 14 links;

THENCE still continuing with center of said Brook, S.  $70^{\circ}$  E., 6 rods;

THENCE S.  $\frac{1}{2}^{\circ}$  W., 3 rods;

THENCE leaving said Brook, S.  $48^{\circ}$  E., 2 rods 8 links to stake and stones at land formerly of heirs of Lyman Burnham;

THENCE N.  $38 \frac{3}{4}^{\circ}$  E.,  $43 \frac{1}{2}$  rods to a heap of stones on a ledge;

THENCE N.  $47 \frac{1}{2}^{\circ}$  E.,  $81 \frac{1}{2}$  rods to stake and stones at westerly side of old Eight Rod Road, so-called;

THENCE by westerly side of said Road, N.  $28 \frac{3}{4}^{\circ}$  W., 20 rods to stake and stones;

THENCE by westerly side of said Road, N.  $60 \frac{1}{6}^{\circ}$  W., 13 rods 20 links to stake and stones at land formerly of Joseph G. Davenport;

THENCE by land formerly of said Joseph G. Davenport, S.  $63 \frac{5}{6}^{\circ}$  W., 11 rods 5 links to stake and stones;

THENCE S.  $64 \frac{1}{2}^{\circ}$  W., 6 rods to stake and stones;

THENCE S.  $68 \frac{1}{6}^{\circ}$  W., 11 rods 15 links to stake and stones;

THENCE S.  $68 \frac{1}{6}^{\circ}$  W., 23 rods 10 links to stake and stones;

THENCE S.  $66 \frac{3}{4}^{\circ}$  W., 12 rods 5 links to stake and stones;

THENCE S.  $62 \frac{1}{2}^{\circ}$  W., 9 rods 21 links to stake and stones;

THENCE S.  $33\frac{1}{2}^{\circ}$  W., 42 rods still by land formerly of Joseph G. Davenport to a corner at land formerly of Lindol Staples;

THENCE S.  $40\frac{1}{2}^{\circ}$  E., by said land formerly of said Staples, 6 rods 2 links to a corner;

THENCE S.  $39\frac{5}{6}^{\circ}$  W., 68 rods 12 links, more or less, to a stake and stones at the wall;

THENCE NORTHERLY by land formerly of said Joseph G. Davenport, to land formerly of Edward H. Taft;

THENCE westerly and bounding northerly on land formerly of said Taft and land formerly of William W. Nelson, to the easterly line of said North Avenue;

THENCE southerly along the easterly line of said Avenue to the point of beginning.

The above described premises are a portion of those premises described in deed of B. H. Bristow Draper, Jr. to this grantor, dated August 19, 1943, and recorded with Worcester District Deeds Book 2695, Page 68; and all those premises described in deed of Arthur B. Esty et al. to this grantor dated December 10, 1936, and recorded with said Deeds, Book 2687, Page 166.

Said premises are conveyed subject to rights concerning pipe lines as recited in deed of this grantor to Northeastern Gas Transmission Company, dated September 15, 1953, and recorded with said Deeds, Book 3543, Page 63.

Also a second tract of land together with the building thereon, situated in said Mendon, and on the westerly side of said North Avenue, and opposite the above described tract, and being more particularly bounded and described as follows:-

Beginning at the northeasterly corner of the granted premises at a drill hole in a stone in the westerly line of North Avenue, said point being the southeasterly corner of land now or formerly of one Goss;

THENCE southerly along the westerly line of said Avenue, 173.4 feet, more or less, to land now or formerly of one Handley, said point being 84.71 feet northerly of a Worcester County Highway bound measured along the westerly line of said North Avenue;

THENCE S.  $69^{\circ} 06' 55''$  W., 125.80 feet to a point;

THENCE S.  $28^{\circ} 53' 05''$  E., 150 feet to a point; said last two courses bounding on land now or formerly of said Handley;

THENCE still on last mentioned course and bounding on land now or formerly of one Ingham, 150 feet to a drill hole in the stone wall at land now or formerly of one Johnson, formerly of Eli Bates;

THENCE S.  $84^{\circ}$  W., 597 feet more or less, and bounding on land formerly of Eli Bates to a corner of walls;

THENCE N.  $14^{\circ}$  W., and bounding on land formerly of one Walker, by and with a stone wall, 16 rods;

THENCE N.  $12^{\circ}$  W., and bounding on land formerly of James Quigley 16 rods 22 links;

THENCE N.  $62^{\circ}$  E., and bounding on other land formerly of James Quigley, 16 rods 3 links to Cemetery;

THENCE N.  $64^{\circ}$  E., and bounding on said Cemetery, 8 rods 22 links to the school house lot, so-called;

THENCE on said school house lot, S.  $11\frac{1}{2}^{\circ}$  E., 8 rods;

THENCE N.  $73\frac{1}{2}^{\circ}$  E., 64 feet, more or less, to a stake at the northwest corner of land now or formerly of one Goss;

THENCE S.  $26^{\circ} 03' 46''$  E., 130 feet to a stake;

THENCE N.  $57^{\circ} 33' 00''$  E., 150 feet to the point of beginning; said last two courses bounding on land now or formerly of said Goss.

Said second tract is conveyed subject to the reservation of right of way as recited in deed of Samuel Walker to James E. Quigley, dated April 21, 1883, and recorded with said Deeds, Book 1141, Page 514.

Said second tract is a portion of those premises described in deed of James E. Quigley to this grantor, dated November 9, 1935, and recorded with said Deeds, Book 2654, Page 499.

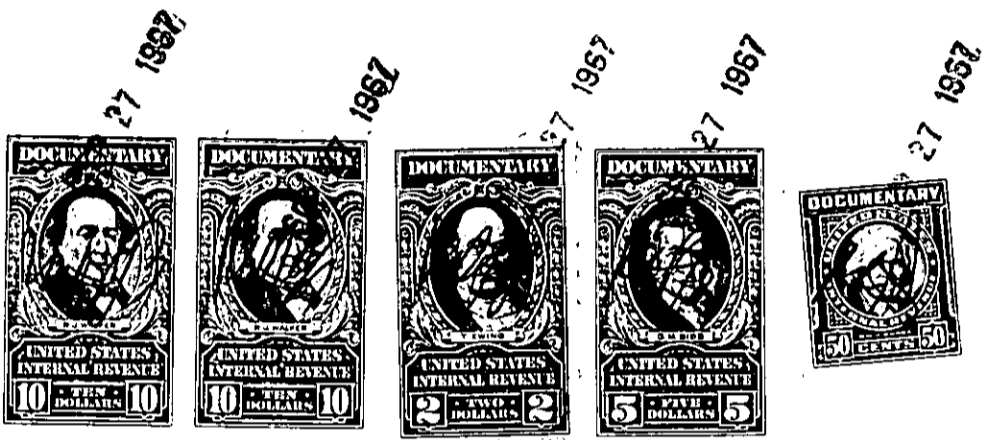
The eighth to thirtieth courses, inclusive, in the first tract above described are based upon description as appearing in deed of Benjamin Davenport to Jesse F. Alderman, dated April 1, 1843, and recorded with said Deeds, Book 379, Page 340.

The fifth to eleventh courses, inclusive, in the second tract above described are based upon description as appearing in deed of Samuel Walker to James Quigley, dated April 21, 1883, and recorded with said Deeds, Book 1141, Page 514.

Excepting therefrom that portion of above described premises conveyed to William Scott & Sadie R. Scott, by deed recorded in Worcester County Registry of Deeds, Book 4268 page 292.

WORCESTER

COMMONWEALTH OF MASSACHUSETTS  
DEEDS EXCISE  
SEP 27 1967  
2795



Witness my hand and seal this <sup>23rd</sup> ~~27th~~ day of September 1967.  
*Mary Florence Birmingham*

The Commonwealth of Massachusetts

Worcester ss. September 23, 1967

Then personally appeared the above named **Mary Florence Birmingham**, Administratrix as aforesaid and acknowledged the foregoing instrument to be her free act and deed, before me

*Maurice F. Joyce*  
Notary Public — ~~MASSACHUSETTS~~

My commission expires February 13, 1973.

Recorded Sept. 27, 1967 at 2h. 56m. P. M.