

WE, W. MARK WAGNER, unmarried, and CARL F. WAGNER, married, both of Mendon, Worcester County, Massachusetts, for consideration paid, grant to HERBERT S. WOOD 2nd and BEATRICE C. WOOD, husband and wife, as tenants by the entirety, of said Mendon, said County of Worcester and Commonwealth aforesaid with

Q U I T C L A I M C O V E N A N T S

"the land in the Towns of Mendon & Blackstone, County of Worcester, Massachusetts, bounded and described as follows:

Tract 1: A certain tract of Woodland, containing six (6) acres, more or less, situated in the southerly part of said Mendon, and is bounded as follows:

BEGINNING at a point on the east side of the aforesaid road at the northwest corner of the premises at a heap of stones on a rock;

THENCE Southerly by and with said road to land now or formerly of Thompson Taft, Aneriah A. Taft and land now or formerly belonging to Arnold Taft.

THENCE Easterly with said Arnold Taft land to land now or formerly belonging to said Willis Southwick;

THENCE Northerly with said last named land (being the first parcel hereinbefore described) across the road to land formerly of said Arnold Taft;

THENCE Westerly by and with a wall to the place of beginning.

Tract 2: A certain tract of land in the southerly part of said Mendon, situated easterly of Millville Street, bounded and described as follows:

BEGINNING at the northwesterly corner at a stake and stones at land now or formerly of Eugene Jacob;

THENCE S. 16° 45' E. thirty two and eighty eight one-hundredths (32.88) rods by land formerly of D. Walter Gaskill, now Sarah E. Gaskill, to a stake and stones;

THENCE still by last named land N. 83° E. fourteen and eight one-hundredths (14.08) rods to stake and stones;

THENCE S. 88° E. four and twenty eight one-hundredths (4.28) rods to stake and stones; still by last named land northerly twenty-seven (27) rods to stake and stones, at land now or formerly of Eugene Jacob

THENCE by land now or formerly of Eugene Jacob N 75° W. nineteen and five-tenths (19.5) rods to the place of beginning.

Meaning and intending to convey and hereby conveying the "Villa Taft" wood lot so-called, containing about three and one-half acres (3½) acres.

Tract 3: A certain tract of woodland, containing ninety-six and two-tenths (96.2) acres, more or less, situate mostly in the Town of Mendon in said County and a small part in said town of Blackstone, and bounded as follows: