

See Plan
Book 273,
Plan 96

We, Emile E. Cousineau and Laurette Y. Cousineau, husband and wife,
both

of Mendon, Worcester County, Massachusetts,

~~being unmarried~~, for consideration paid, grant to Frederick T. Stoffel,

of Hopedale, in said County of Worcester

with warranty covenants

the land in said Mendon, on the easterly side of Providence Road, a Worcester

[Description and encumbrances, if any]

County Highway, containing 12.44 acres, bounded and described as follows:

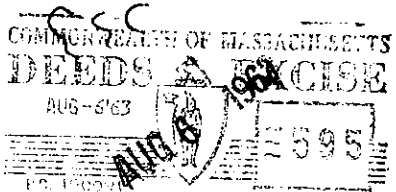
Beginning at the northwesterly corner of the premises herein described on the easterly line of said Road and at corner of land of Frederick Grudak et ux, said point of beginning being 120.64 feet northerly of a W.C.H. Bound;

- thence S. 33° 00' 35" E. with said Providence Road, 120.64 feet to a W.C.H. Bound;
- thence S. 34° 12' 20" E. with said Road, 885.89 feet to a W.C.H. Bound;
- thence southeasterly with said Road on a curved line of 2370 feet radius 14 feet to center of Spring Brook;
- thence N. 67° 03' 50" E. with the center line of said Brook, bounding on land of one Ashkins 180.64 feet;
- thence N. 78° 16' 45" E. 13.83 feet;
- thence N. 28° 53' 15" E. 28.10 feet;
- thence N. 06° 15' 10" W. 20 feet;
- thence N. 73° 25' 15" E. 63.36 feet;
- thence N. 20° 39' 00" E. 17.21 feet;
- thence N. 45° 19' 20" W. 95.68 feet;
- thence N. 08° 32' 45" W. 49.69 feet;
- thence N. 79° 14' 13" E. 13.54 feet;
- thence N. 15° 59' 20" W. 55.79 feet;
- thence N. 35° 49' 45" E. 15.21 feet;
- thence N. 56° 00' 15" E. 124.40 feet;
- thence S. 76° 52' 45" E. 16 feet;
- thence N. 26° 24' 00" E. 95.77 feet to a point in line with west bank of Muddy Brook; the last thirteen (13) courses being with the center line of Spring Brook, bounding on said Ashkins land;
- thence N. 42° 42' 20" W. with the west bank of said Muddy Brook, bounding on other land of grantors 28.85 feet;
- thence N. 89° 45' 20" W. 24.43 feet;
- thence N. 40° 55' 00" W. 42.16 feet;
- thence N. 27° 57' 05" W. 91.85 feet;
- thence N. 37° 13' 40" W. 114.18 feet;
- thence N. 28° 32' 30" W. 93.07 feet;
- thence N. 30° 09' 30" E. 88.14 feet;
- thence N. 44° 36' 50" W. 62.44 feet;
- thence S. 72° 59' 30" W. 7.18 feet;
- thence N. 84° 51' 30" W. 15.70 feet;
- thence N. 05° 14' 45" W. 15.54 feet;
- thence N. 45° 17' 40" W. 95.39 feet;
- thence N. 86° 17' 40" W. 19.00 feet;
- thence N. 39° 39' 30" W. 27.67 feet;
- thence N. 44° 29' 50" E. 22.98 feet;
- thence N. 30° 16' 30" W. 168.04 feet to a point 24 feet easterly from drill hole at end of stone wall; the last fifteen (15) courses being by the west bank of said Muddy Brook, bounding on other land of grantors;
- thence S. 55° 55' 25" W. partly with said stone wall, bounding partly by grantors' other land and partly by said Grudak et ux land 600.90 feet to the point of beginning.

Being a portion of the same premises conveyed to grantors by deed of
of Smith A. Steere et ux, dated September 14, 1944, recorded with
Worcester District Deeds, Book 2932, Page 476.

Said premises are shown on plan entitled "Plan Of Part Of Land In
Mendon, Mass Owned By Emile Cousineau et ux. Scale: 1" = 40' Date:
July 5, 1963 Eastman & Corbett Inc. Milford, Mass.", to be filed
herewith.

WORCESTER



husband - of said grantor,
wife

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

Witness our hand s and seal s this 30th day of July 19 63

Emile E. Cousineau
Lucy J. Cousineau

The Commonwealth of Massachusetts

Worcester ss.

July 30, 19 63

Then personally appeared the above named **Emile E. Cousineau**

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

Frank Prestera
Frank Prestera Notary Public - Justice of the Peace

My commission expires October 19, 19 68

Recorded Aug. 6, 1963 at 2h. 12m. P. M.