

I, Beatrice C. Wood,

of Mendon, Worcester

County, Massachusetts,

in consideration of FIFTY FOUR THOUSAND DOLLARS (\$54,000.00)

grant to Herbert S. Wood, II, of Providence Road, Mendon, Massachusetts

of

with quitclaim covenants

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, Anariah 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 (3 1/2) acres.

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

MILLVILLE ST. MENDON

BEGINNING at a point just westerly of the road leading from Millville to Mendon Centre, and at land formerly of Thompson Taft;

THENCE S. 1° W. thirty-one (31) rods, crossing said road and bounded on said Thompson Taft land;

THENCE S. 87 1/2° E. seven and twelve one-hundredths (7.12) rods from stake and stones to stake and stones, still bounding on said Thompson Taft land;

THENCE S. 11 1/4° E. fifty-nine and seventy-two one-hundredths (59.72) rods, bounding partly on Thompson Taft land and party on land of Sarah F. Towne to stake;

THENCE S. 56° E. fifty-one and five tenths (51.5) rods with land formerly of Edward L. Staples to stake;

THENCE N. 71° E. twenty-four and sixty-eight one-hundredths (24.68) rods with land formerly of Adin B. Taft to stones across brook;

THENCE S. 87° E. seven and forty-four one-hundredths (7.44) rods to stake;

THENCE S. 3 1/4° E. thirty-seven (37) rods to stake;

THENCE S. 74 1/4° W. thirty (30) rods to stake (the last three lines bounding on land of George A. Greene);

THENCE S. 5 1/2° E. twenty (20) rods on land of Stephen T. Legg to stones;

THENCE N. 74 1/4° thirty-seven and thirty-two one-hundredths (37.32) rods with land of David Walter Gaskill to stake and stones;

THENCE N. 3 1/4° E. fifty-seven and ninety-two one-hundredths (57.92) rods with land of Heirs of Mary B. Taft, land of James G. Arnold, and land of Lewis E. Wood to stake and stones;

THENCE S. 87 1/4° E. twenty and sixteen one-hundredths (20.16) rods with said Wood's land to stake and stones;

THENCE N. 1 1/4° W. fifty and six tenths (50.6) rods with land of Heirs of Mary B. Taft and across brook to stake and stones;

THENCE N. 88 1/4° E. ten and forty-four one-hundredths (10.44) rods with land of Town of Blackstone to stones on a rock;

THENCE S. 54 1/2° E. eight and forty-four one-hundredths (8.44) rods to stake and stones in the brook and bounding on said land of Town of Blackstone;

THENCE N. 13° E. fourteen and sixteen one-hundredths (14.16) rods to stake and stones;

THENCE N. 18° W. thirty-three (33) rods to stake and stones (the last two lines bounding on land lately of Marcus M. Aldrich);

THENCE S. 67 1/4° W. bounding on land of Walter N. Thompson, fifty and sixty-eight one-hundredths (50.68) rods to stake and stones;

THENCE N. 30° W. five and five tenths (5.5) rods with said Thompson land to stake and stones;

THENCE N. 88° W. four and twenty-eight one-hundredths (4.28) rods to stake and stones;

THENCE S. 85° W. fourteen and eight one-hundredths (14.08) rods to stake and stones;

THENCE N. 16 3/4° W. thirty-two and eighty-eight one-hundredths (32.88) rods to stake and stones (the last three courses on land of Sarah Henry);

THENCE N. 71 1/4° W. five and sixty-four one-hundredths (5.64) rods to stake and stones; and

THENCE S. 89° W. fifty-three and twenty-eight one-hundredths (53.28) rods across the aforesaid road to the point of beginning, the last two courses on land of Heirs of Willis Southwick; but subject to the rights of way and of repairing old dam on granted premises as reserved to Adin B. Taft and George A. Greene by Arnold Taft.

The above tract is called the Sawmill Woodlot.

TRACT 4: A certain tract or parcel of land situated in the South Parish in said Mendon containing by measurement two (2) acres and forty-five (45) rods, be the same more or less, bounded as follows:

BEGINNING at a heap of stones at land of the Heirs of Timatha Alaxander, Jr., it being the northwest corner of said two (2) acres and forty-five (45) rods;

THENCE E. 1° S. fourteen and six tenths (14.6) rods to a heap of stones to land now or formerly of Thurber Warfield;

THENCE S. 5° E. twenty-three and two tenths (23.2) rods to a heap of stones to land now or formerly of Elijah Thayer;

THENCE W. 10° S. fifteen and seven tenths (15.7) rods to a heap of stones at land now or formerly of Rufus Darling;

THENCE N. 3 3/4° W. twenty-six (26) rods to the first mentioned bounds, the four lines bound on the Heirs of Timatha

Alexander, Jr., second on land of Thurber Warfield, third on land of Elijah Thayer, fourth on land of Rufus Darling and wife, now or formerly.

TRACT 5: Also a certain parcel of woodland, containing ten (10) acres, more or less, situated in the southerly part of Mendon, in said County and Commonwealth, easterly of the road leading by the Arnold Taft place to Chestnut Hill, so-called, and about one hundred twenty-five (125) rods northeasterly of the shingle and saw mill formerly owned by the late Arnold Taft and bounded as follows, viz:

SOUTHERLY by land formerly of Heirs of Arnold Taft, now supposed of Lewis Taft;
EASTERLY by land formerly of Madison Staples;
NORTHERLY by land of Willis Southwick and Heirs of Abel Aldrich and,
WESTERLY by land formerly of Varville Taft, or however otherwise bounded.

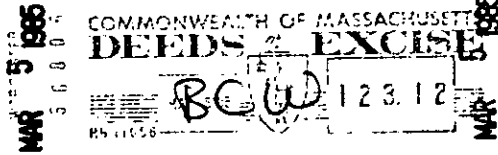
The above described premises are sold and conveyed subject to all easements and rights of way, if any, affecting them, of Chester C. Shattuck to said W. Mark & Carl F. Wagner aforementioned.

For my title, see deed of W. Mark Wagner and Carl F. Wagner to myself and Herbert S. Wood, II, dated December 19, 1953 and recorded in the Worcester District Registry of Deeds, Book 3559, Page 570.

Said premises are subject to highway location taking of Town of Mendon recorded in said Registry of Deeds on August 30, 1937 in Book 2703, Page 168.

Executed as a sealed instrument this 4th day of MARCH 1985

Beatrice C. Wood



The Commonwealth of Massachusetts

WORCESTER

ss.

MARCH 4, 1985

Then personally appeared the above named BEATRICE C. WOOD

and acknowledged the foregoing instrument to be *her* free act and deed,

Before me,

Michael J. Novak
MICHAEL J. NOFAK, Notary Public - Justice of the Peace
My commission expires JULY 22 1988

Recorded MAR 5 1985 at 4:30 PM