I. Alanson Freeman

of Woonsocket in the State of Rhode Island

being unmarried, for consideration paid, grant to Clayton Parkinson, of Mendon

in the County of Worcester, Massachusetts

with warranty covenants

~~herbyx~~ a certain parcel of land situated south of Lake Nipmuc, in the
(Description and encumbrances, if any)

Town of Mendon, Worcester County, as shown on plan to be recorded entitled "Plan of Land Sold by Alanson Freeman to Clayton Parkinson, Mendon, Mass. November 1948" by ~~P~~Francis J. Brennan, Surveyor, Uxbridge, Mass. being more particularly bounded and described as follows: Beginning at a drill hole in a stonewall at land now or formerly of Kinsley and at a corner of land formerly of the grantor now owned by J. Driscoll, said drill hole being 603.40 feet westerly of Millville Road, a Worcester County highway, thence proceeding South 4°44'-40" west with said land of Driscoll 197.20 feet to a corner; thence North 89°25'-40" East by land of Driscoll 133.63 feet; thence North 89°38'40" East by said Driscoll land 148.36 feet; thence North 89°-27'-40" East by said Driscoll land 92.40 feet to a corner of land now or formerly of Edward Allen, formerly of the grantor; thence South 34°-57'-40" west by land now or formerly of Allen 219.88 feet; thence South 32°-47'-40" West by land now or formerly of said Allen 152.43 feet; thence South 13°17'40" West by land now or formerly of said Allen 170.37 feet; thence South 33°-11'-40" West by land now or formerly of said Allen 274.08 feet to a corner of walls at land of William Grant, formerly of the grantor; thence South 14°-00' West by land of said Grant 866.00 feet to the end of a wall at other land of the grantor; thence North 79°-30' East with the line of a wall by land of said Grant 87.50 feet; thence South 79°-30' East with the line of a wall by land of said Grant 190.0 feet; thence South 75°-45' East with the line of a wall by land of said Grant171.0 feet; thence South 41°-00' East partly with the line of a wall 170.0 to the Westerly location line of said Millville Road; thence Southwesterly by the westerly location line of said Road 531.20 feet to a stone wall at land of George R. Hogarth, formerly Rose Bourassa; thence North 64°-30' west with the line of said stonewall by land of said Hogarth 330.0 feet; thence South 80°-45' west by land of said Hogarth 457.50 feet to land now or formerly of Sara Hogarth; thence North 53°-33' west with the line of a wall by land of Hogarth 925.0 feet; thence North 59°-33' west still by said land of Hogarth 209.0 feet; thence North 6°-13' west 169.0 feet to the end of a wall at other land of Clayton Parkinson, formerly of the Milford & Uxbridge St. Railway Co.; thence North 33°-00' West by land of said Parkinson 88.0 feet to the outlet brook to Lake Nipmuc; thence Northeasterly by said outlet brook 460.0 feet to the end of a wall at land of Fred R. Phipps, formerly of Henry W. Gaskill; thence North 1°-00' west partly with the line of a wall by said land of Phipps 297.0 feet to a stone post; thence North 7°-00' west still by said land of Phipps 194.70 feet to a stake and stones; thence North 21°-00' west still by land of Phipps 128.70 to a stake and stones; thence north 32°-45' west by said land of Phipps 214.50 feet to a heap of stones; thence north 54°-00' east by said land of Phipps 41.0 feet to the outlet brook; thence Northwesterly with said outlet brook 440.0 feet to the shore of Lake Nipmuc; thence Easterly with the shore of said Lake 140.0 feet more or less to an iron pin at land of Otto S. Lyon; thence North 63°-35' east by said land of Otto S. Lyon 183.0 feet to a point on the westerly line of a Way; thence north 26°-25' west by the westerly ~~xx~~ line of said Way and by said land of Lyon 230.0 feet to a point on the shore of Lake Nipmuc; thence by said shore of Lake Nipmuc and crossing said Way to the northwest corner of land now or formerly of Wright at a point on the easterly line of said Way; thence south 26°-25' east by the Easterly line of said way and by said land of Wright 220.0 feet to a point on the easterly line of

3237

326

said Way; thence north 60°-35' east by land of said Wright 50.0 feet; thence south 29°-25' east by land now or formerly of Noyes 125.20 feet; thence north 60°-35' east by said land now or formerly of Noyes and formerly of the grantor 155.0 feet to a point on the southerly line of a Right of Way; thence south 66°-15' east 74.66 feet to a corner of land of George H. Phipps and a corner of land of Fred R. Phipps; thence south 56°-15' east by said land of Fred R. Phipps 57.50 feet; thence north 46°-35' east by said land of Phipps 27.30 feet; thence south 62°-15' east by said land of Phipps 28.0 feet; thence south 28°-00' west by land now or formerly of Eva M. Prescott 21.30 feet to the northerly line of a way; thence south 28°-35' east by said land of Prescott and by the northerly line of said Way 62.70 feet; thence south 37°-35' east still by said land of Prescott by the northerly line of said Way 84.0 feet; thence south 64°-05' east still by said land of Prescott and said way 60.0 feet; thence north 71°-10' east still by said land of Prescott and by said Way 132.0 feet; thence north 9°-30' east by said land of Prescott and by said way 117.0' to land now or formerly of A. Reynolds; thence north 65°-00' east by said land of Reynolds and by said way 131.0 feet; thence north 34°-00' east by said land of Reynolds and by said way 59.0 feet to land now or formerly of Kinsley; thence southeasterly partly with the line of a stone wall by said land of Kinsley 584.90 feet to the point of beginning, containing 73.0 acres of land more or less, together with all appurtenant rights of way and subject to rights of way previously conveyed.

Excepting from the above described tract that parcel conveyed by deed of Alanson Freeman to Angus L. Power dated May 11, 1942 and recorded in Worcester District Registry of Deeds Book 2874, Page 301 ~~herewith of the aforesaid land~~

Except Also that parcel of land conveyed by Alanson Freeman to Edward G. Newton dated May 11, 1942 and recorded in Worcester Registry of Deeds Book 2874, Page 258, ~~herewith of the aforesaid land~~

This conveyance is made subject to and together with all Rights of Way in the premises, as shown by deed of Alanson Freeman to Otto S. Lyon recorded in Worcester Registry of Deeds Book 2491, page 222, and also by deed of Alanson Freeman to George H. Phipps, recorded in Book 2373, page 48

Being part of the same premises conveyed by Adaline A. Davenport et al to Alanson Freeman by deed dated Jan. 25, 1922 and recorded with Worcester Registry of Deeds Book 2269, page 305 and subject to the rights of way and flowage rights as recited therein.

Subject also to Right of Way granted the Worcester Suburban Electric Co. by deed recorded in Worcester Registry Book 2643, Page 193.

The above described premises are hereby conveyed together with a right of way as described in grant from William Grant to Alanson Freeman dated May 15, 1948, and recorded herewith.

~~hereunto set my hand and seal~~

~~all right, title and interest~~

Witness my hand and seal this Twenty Third day of December 1948

Francis J. Brennan

Alanson Freeman

The Commonwealth of Massachusetts

Worcester ss. Monday December 23rd 1948

Then personally appeared the above named Alanson Freeman