WE, JAMES FRANCIS HOLT AND MARY VIRGINIA HOLT, husband and wife, both

of Mendon,

Worcester

County, Massachusetts,

with quitclaim covenants

PARCEL 1;

the land in MENDON, Worcester County.

Massachusetts, and which is more particularly bounded and described as follows:-

BEGINNING: At a drill hole on the northerly side of George Street at remaining land of Arthur V. Pond et als;

THENCE: North 27° 27' West one hundred fifty-eight and thirty-two hundredths

(158.32) feet to a stake at other land of Arthur V. Pond et als:

THENCE: North 43° 50' East seventy-two and twelve hundredths (72.12) feet to a stake at other land of Arthur V. Pond et als;

THENCE: South 37 30' East one hundred fifty-one and eighty-four hundredths (151.84) feet to a drill hole at said George Street;

THENCE: South 43° 50' West along said George Street one hundred (100) feet to the point of beginning.

The above premises are shown on a plan of lots in Mendon, Mass., owned by Arthur V. Pond et ali, dated June 7, 1949, and drawn by Arthur H. Fitzgerald C. E.

BEING THE SAME PREMISES conveyed to the grantors by deed of Arthur V. Pond, Anna H. Pond and Clara W. Pond by deed dated July 17, 1949, and duly recorded in Worcester.

District Deeds, Book 3206, Page 86.

PARCEL 2:

The land located on the northerly side of George Street in MENDON, Worcester County,

Massachusetts and which is more particularly bounded and described as follows:-

BEGINNING: At a drill hole on the wall at the southeasterly corner of other land of said Holt on said George Street;

THENCE: North 37° 30' West by other land of said Holt one hundred fifty-one,

and eighty-four hundredths (151.84) feet to an iron pipe at remaining land of Arthur V. Pond et als, now or formerly;

THENCE: North 43 50' East by other land of Arthur V. Pond et als, now or formerly,

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seventy-two and twelve hundredths (72,12) feet to an iron pipe at other

land of Arthur V. Pord et als, now or formerly;

THENCE: South 46 10' East by other land of Arthur V. Pond et als, now or

formerly, one hundred fifty (150) feet to a drill hole on a wall at

said George Street;

THENCE: : South 43° 50' West by said George Street ninety-five (95) feet to the

point of beginning.

The above premises are get forth and shown as Lot #2 on "Plan of lots in Mendon,

Mass., owned by Arthur V. Pond et ali, dated June 7, 1949, by Arthur H. Fitzgerald, C. E."

See deed of Louise F. Griffith to Arthur V. Pond, Anna H. Pond and Clara W. Pond,

dated May 20, 1940, and recorded in Worcester District Deeds, Book 2775, Page 472.

BEING THE SAME PREMISES conveyed to the grantors by deed of Arthur V. Pond,

Anna H. Pond and Clara W. Pond by deed dated February 16, 1953, and duly

Said premises are conveyed subject to taxes to the Town of Mendon for the year 1967.

recorded in Worcester District Deeds, Book 3484, Page 549.

MONTH TO THE PROPERTY OF THE P

Witnessourhands and seals this	sixteenth	c May I co
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The Commonwealth of Massachusetts

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

ADELE E. MORONEY, ESQ. Notary Public





Recorded May 16, 1967 at 12h. 37m. P. M.

INSTRUMENT END OF

DECLARATION OF REAL ESTATE RESTRICTIONS

The following real estate restrictions are hereby imposed and are to run with the land on and for the benefit of each of the lots numbered and shown on a plan entitled "First Section Longview Hills, Southbridge, Massachusetts, Owned and Developed by Southbridge Development Company," dated April 1966, by Robinson and Fox, Inc., Registered Engineers, Recorded September 7, 1966, in Worcester District Registry of Deeds, Plan Book 302, Page 117.

- 1. No buildings or other structures of any kind shall be erected or placed or allowed to stand on any of said lots except one dwelling house designed as a residence for one family, and one garage adapted for the storage of not more than three automobiles (which may be constructed as an integral part of the dwelling house), suitable garden structures and such fences and other structures as shall from time to time customarily be used in connection with single family dwelling houses which are situated in similar neighborhoods, of said Southbridge.
- 2. No dwelling house on any of said lots shall be used for any other purpose than as a dwelling for one family and no garage shall be used for the storage of trucks. Without limiting the generality of the foregoing, the following are some examples of exclusions: two-family houses, or so-called "flats" and apartment houses; any dwelling erected thereon shall not be used for manufacturing, mercantile or mechanical purposes; it shall not be used as a shop or store, private hospital, sanitarium crematory or cemetery, nor for any noxious or offensive trade; nor shall the said land, buildings or other structures be used in any manner which will create or constitute a nuisance in a residential neighborhood. The keeping of cattle, fowl, swine or horses, whether in pasture, pen, stable or house, on any of said lots shall be deemed a nuisance.
- 3. No trailer, basement, tent, shack, barn, or other out-building shall be erected on any of said lots and used as a residence temporarily or permanently, nor shall an of a temporary character be permitted.