

We, Leah B. Cook, widow, of Mendon, Worcester County, Commonwealth of Massachusetts, Florence M. Shaw, single, of Arlington, Texas, and Madeline L. Healy, married, of San Pablo, California,

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~~COOK, Leah B. Cook, widow, of Mendon, Worcester County, Commonwealth of Massachusetts, Florence M. Shaw, single, of Arlington, Texas, and Madeline L. Healy, married, of San Pablo, California,~~

~~XXXXXXXXXX~~ for consideration paid, grant to Alfred V. Carboni, Trustee of Carboni Realty Trust under declaration of trust dated February 24, 1961, recorded with Worcester District Registry of Deeds, in Book 4276, Page 433.

of Milford

with ~~quitclaim~~ covenants

~~XXXXXXXXXX~~ Four tracts of land with buildings thereon situated in said Mendon on the northerly and northeasterly side of the road leading from Bellingham to Mendon, called Mendon Street, bounded and described as follows:

Parcel #1:

A tract of woodland on the road from Bellingham to Mendon in said Mendon containing 3A 3 rods being the same premises described in deed of Asa Pickering, Executor of the will of Daniel J. Pickering to Elias T. Bates dated May 10, 1886, recorded with Worcester District Registry of Deeds in Book 1215, Page 627, more particularly bounded and described in said deed as follows:

"A piece of woodland containing 3 acres and 3 rods: beginning at the Southeast corner of premises at Mendon Street and at land of Love Hayward and running northerly by land of Love Hayward 69 rods to land of Lavina T. Pickering; thence westerly as the wall now stands and on land to Lavina T. Pickering 7 rods; thence southerly on land of Lavina T. Pickering 69 rods to Mendon Street; thence easterly with said street 7 rods to point of beginning.

Reserving the right of a leading way across the northerly end of said premises to Lavina T. Pickering and to Mary P. Fairbanks, their heirs and assigns."

Parcel #2:

Another parcel of land situated on the northerly side of Mendon Street in said Mendon, containing 9 Acres 147 Rods, more or less, being the same premises described in deed from Nathan A. Cook, Administrator of estate of Lavina T. Pickering, dated November 1, 1887, recorded with said Deeds in Book 1252, Page 583 more particularly bounded and described in said Deed as follows:

"A piece of woodlot, continuing 9 acres 147 rods, more or less.

Beginning at a stake and stones at Mendon Street and other land of grantees and running N 6.5° E 69 rods to a stone wall and land sold this day to Edward S. Worthen; then running westerly with said stone wall 23 rods to a stake and stones beside said wall; then running southerly by land assigned to Mary P. Fairbanks 69 rods to stake and stones and at said Mendon Street, then running easterly with said Mendon Street, 23 rods to point of beginning.

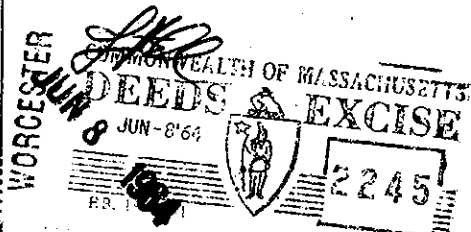
Reserving the right of a leading way to Mary P. Fairbanks, her heirs and assigns across the northerly end of said described premises, with the right of a leading way on the northerly end of a piece of woodland assigned to Ruth Ella and that portion of land set off as dower _____ as in said dower in common with the other heirs."

Parcels #1 and #2 are the same premises conveyed to Orrin C. Cook by deed of Clifford A. Cook, administrator, dated April 18, 1905, recorded with said Deeds in Book 1804, Page 373. And are the same premises designated as the first two tracts in deed of Orrin C. Cook to Ellis L. Cook, dated September 20, 1927, recorded with said Deeds in Book 2484, Page 499.

Parcel #3

Another parcel of land situated on the northerly side of Mendon Street in said Mendon being the same premises in deed of George F. Allen to Orrin C. Cook, dated December 16, 1904, recorded with said Deeds in Book 1802, Page 137 and more particularly bounded and described in said Deeds as follows:

"A certain tract of wood and sprout land containing 33 acres, more or less, situated on the northerly side of the road leading from Wheelock Bullard place to Mendon and bounded and described as follows: beginning at a stake and stones at the southeasterly corner



I, James L. Healy,
Madeline L. Healy

husband ~~and~~ of said grantor,

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

Witness OUR hands and seals this 5th day of JUNE 19 64

Florence M. Shaw
Madeline L. Healy
James L. Healy
Leah B. Cook
Witness to L.B.C.
Victor E. Piscitello

The Commonwealth of Massachusetts

Worcester

ss.

June 5,

19 64

Then personally appeared the above named

LEAH B. COOK

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

Victor E. Piscitello
VICTOR E. PISCITELLO Notary Public — ~~Justice of the Peace~~
My commission expires Sept 5, 19 69

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF Dallas

BEFORE ME, the undersigned, a Notary Public,

Louis E. Seiler

Florence M. Shaw

, in and for said County, Texas, on this day personally appeared

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 27 day of May, A. D. 19 64

(L. S.)

Louis E. Seiler
LOUIS E. SEILER, Notary Public,
Dallas County, Texas

Certificate—Notary—Form 400

THE STATE OF TEXAS,
County of Dallas

I, TOM E. ELLIS Clerk of the County

Court of Dallas County, State of Texas, same being a Court of record, having a seal, do hereby certify that

Louis E. Seiler is and was on the 27th day of May A. D. 19 64, a Notary Public in and for Dallas County, State of Texas, residing in said County, duly commissioned and sworn and authorized to administer oaths, take acknowledgments and proof of deeds and other instruments, in accordance

with the laws of the State of Texas; that his term of office commenced on the 1st day of June

19 63, and will expire on the 1st day of June 19 65, and that I am acquainted with his

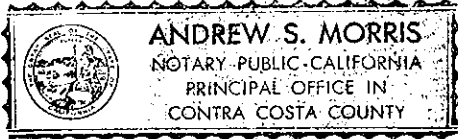
handwriting and verily believe that his signature written above is genuine, to certify which witness my hand and

seal of office this the 27th day of May A. D. 19 64.

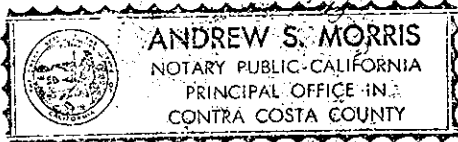
By Fey L. Campbell Deputy.

Tom E. Ellis
Clerk County Court, Dallas County, Texas.

STATE OF CALIFORNIA,

County of Contra Costa } ss.On this 28th day of May in the year one thousand nine hundred and sixty four
before me, Andrew S. Morris, a Notary Public in and for theCounty of Contra Costa, State of California, duly commissioned
and sworn, personally appeared Madeline L. Healyknown to me to be the person whose name is subscribed to the within instrument
and acknowledged to me that she executed the same.IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal
in the County of Contra Costa the day and year in this
certificate first above written.Cowdery's Form No. 32—Acknowledgment—General.
(C. C. Sec. 1189) 17665Notary Public in and for the County of Contra Costa
My Commission Expires ANDREW S. MORRIS State of California.
My Commission Expires August 23, 1966

STATE OF CALIFORNIA,

County of Contra Costa } ss.On this 28th day of May in the year one thousand nine hundred and sixty four
before me, Andrew S. Morris, a Notary Public in and for theCounty of Contra Costa, State of California, duly commissioned
and sworn, personally appeared James L. Healyknown to me to be the person whose name is subscribed to the within instrument
and acknowledged to me that he executed the same.IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal
in the County of Contra Costa the day and year in this
certificate first above written.Cowdery's Form No. 32—Acknowledgment—General.
(C. C. Sec. 1189) 17665Notary Public in and for the County of Contra Costa
My Commission Expires ANDREW S. MORRIS State of California.
My Commission Expires August 23, 1966COUNTY CLERK'S CERTIFICATE AS TO
NOTARY PUBLICSTATE OF CALIFORNIA } ss.
COUNTY OF CONTRA COSTAI, **W. T. PAASCH**, County Clerk of County of Contra Costa, State of California,
and ex-officio Clerk of the Superior Court thereof, the same being a Court of Record,
having by law, a seal, DO HEREBY CERTIFY that**Andrew S. Morris**whose name is subscribed to the Certificate of Proof or acknowledgement of the annexed
instrument and thereon written, was, at the time of taking such proof and acknowledge-
ment, a **NOTARY PUBLIC**, in and for said County, residing therein, duly commissioned
and sworn, and duly authorized by the laws of the said State to take the acknowledgements
and proofs of deeds or conveyances, for land, tenements or hereditaments in said State, to
be recorded therein. And further, that I am well acquainted with the handwriting of such
Notary Public and verily believe that the signature to said Certificate of Proof or Acknow-
ledgement is genuine, and that said instrument is executed and acknowledged according to
the laws of said State. I further certify that an impression of the seal of Notaries Public
are not required by law to be filed in my office.IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
the Seal of said Superior Court.Dated May 28, 1964W. T. Paasch

Clerk

H 78-6-61-2M

Recorded June 8, 1964 at 12h. 26m. P. M.