

We, Josiah A. Spaulding, married, of Manchester, Essex County, Massachusetts, individually and as executor of the will of Constance S. Spaulding, and Mary S. Powell, married, of Warner Hall, Gloucester County, Virginia, as tenants in common, for consideration paid, grant to The Commonwealth of Massachusetts, under the provisions of Section 3, Chapter 132A of the General Laws, with Quitclaim Covenants, the land in Paxton, Worcester County, Massachusetts, bounded and described as follows:

Parcel 1. Beginning at a stone wall on the northerly side of Davis Road at land of the Town of Paxton; thence westerly by Davis Road about twenty-seven hundred seventy-five (2775) feet to the easterly side of Mill Street; thence northerly and westerly by Mill Street about seventeen hundred (1700) feet to the easterly side of Brigham Road; thence northeasterly by Brigham Road about forty-two hundred twenty (4220) feet to a stone wall at land of Thomas E. Aykroyd; thence south $75^{\circ} 30'$ east by stone wall and land of said Aykroyd about six hundred twenty-five (625) feet to a stone wall corner at land of Anton Urbanovicz; thence by stone wall and land of said Urbanovicz about two hundred thirty-three (233) feet to westerly shore of Eames Pond; thence by same course to center of original brook; thence southerly by center of original brook; thence south 61° east to end of a stone wall at easterly shore of Eames Pond; thence by same course by stone wall and land of Charles Hosmer about three hundred (300) feet to stone wall corner at land of Town of Paxton; thence south 22° west by stone wall and land of Town of Paxton about four hundred sixty-nine (469) feet to stone wall corner; thence south $28^{\circ} 30'$ east by stone wall and fence and land of the Town of Paxton about twelve hundred sixty-nine (1269) feet to the place of beginning. The above parcel contains about 194 acres.

Parcel 2. Beginning at a stone wall on the northerly side of West Street at land of John P. McHale; thence by West Street eighty-three and seven tenths (83.7) feet to a W. C. H. bound; thence westerly and northerly by West Street and Brigham Road about twenty-two hundred seventy-five (2275) feet to Mill Street; thence easterly and southerly by Mill Street about one thousand seven hundred seventy-five (1775) feet to a stone wall at land of John P. McHale; thence north 85° west by stone wall and land of said McHale about one hundred twelve (112) feet to stone wall corner; thence south 14° west by stone wall and land of said McHale about five hundred (500) feet to the place of beginning. Excepting therefrom a parcel of land containing 42,600 Square Feet indicated as Parcel No. 1. on plan entitled, "PLAN OF WEST STREET IN THE TOWN OF PAXTON, WORCESTER COUNTY, ALTERED AND LAID OUT AS A COUNTY ROAD BY THE COUNTY COMMISSIONERS, March 27, 1958." Containing 24.77 acres, more or less.

Parcel 3. A triangular piece of land beginning at a W. C. H. bound at the corner of West and Mill Streets; thence easterly by Mill Street about three hundred forty (340) feet to Brigham Road; thence south by Brigham Road about seven hundred ninety (790) feet to West Street; thence northerly by West Street about seven hundred twenty-five (725) feet to the place of beginning. The above parcel contains about 2.15 acres.

Parcel 4. Beginning at the northwest corner of Brigham Road and Mill Street; thence westerly and northerly by Mill Street, West Street, and Carruth Road seven hundred fifty-six (756) feet to a stone wall corner at land of heirs of Edward E. Eames; thence easterly by line of stone wall about two hundred seventeen and five tenths (217.5) feet to a stone bound on west side of Brigham Road; thence southerly by Brigham Road about four hundred (400) feet to the place of beginning. The above parcel contains about 2.6 acres of land.

Also all water rights on the premises and appurtenant thereto including the rights in Turkey Hill Pond and all flowage rights.

Parcels 1, 2, 3 and 4, (excepting said County Road) are shown on plan on file with the Worcester District Registry of Deeds in Plan Book 55, Plan 73, entitled, "PLAN OF LAND IN THE TOWN OF PAXTON, MASS., OWNED BY MURRAY-LUEY REAL ESTATE CO., SCALE 1 inch = 20 feet, Nov. 24th, 1928," drawn by Samuel H. Pitcher Co., Inc. Civil Engineers & Architects, 544 Main St., Worcester, Mass.

Parcel 5. Also hereby conveying those certain premises in Paxton, Massachusetts, located between Brigham Road and Carruth Road, estimated to contain 17 acres, and more particularly bounded and described as follows:

Beginning at the southwesterly corner thereof on the east line of town way known as the "Carruth Road" by land now or formerly of one Eames; thence northerly by said town way to land now or formerly of Charles F. Flint; thence easterly by land now or formerly of said Flint and of the heirs of Sumner Howe to a town way leading from said Eames' Mills to the Barre Road; thence southerly by said road to land now or formerly of said Eames; thence westerly by land of said Eames to the first mentioned bound, said lot being known as the Snow lot.

Subject to the rights of others, if any, in an old cart path across the northeasterly portion thereof and entirely within a distance of two hundred fifty feet from the northeast corner of the described premises.

Meaning and intending to convey in Parcels 1, 2, 3, 4 and 5, the same premises described in deed of Florence Reed Morton to Constance S. Spaulding, dated June 24, 1946, recorded with the Worcester District Registry of Deeds in Book 3008, Pages 504, 505.

Parcel 6. Beginning at a stone bound in the westerly line of the County Road leading from Paxton Village to North Spencer (West Street, so-called) about 73.1 feet southerly, measured along said westerly line from the southerly bank of Mill Brook, so-called, as shown on plan hereinafter referred to;

thence running along said westerly line of said County Road in a curve to the left having a radius of 980.37 feet, 125.27 feet to a stone bound;

thence continuing in said westerly line S 13°-33'E, 205.13 feet to a stone bound;

thence continuing in said westerly line in a curve to the right having a radius of 1121.28 feet, 254.11 feet to a stake as shown on said plan;

thence turning and running N 83°-10'-40"W bounded by land now or formerly of Zelpho Mohammed, 861.60 feet to a stake and stones;

thence turning and running N 19°-16'-20" W by said land of Zelpho Mohammed, 214.94 feet to a Birch tree at the southerly bank of aforesaid Mill Brook;

thence in a general northeasterly direction by the southerly bank of Mill Brook, 1770 feet more or less to the westerly line of the aforesaid County Road;

thence S 6°-09'-30"E along the said westerly line of said County Road, 73.1 feet more or less to a stone bound at the point of beginning.

Excepting therefrom a parcel of land containing 37,600 Square Feet indicated as Parcel 3 on plan entitled, "PLAN OF WEST STREET IN THE TOWN OF

PAXTON, WORCESTER COUNTY, ALTERED AND LAID OUT AS A COUNTY ROAD BY THE COUNTY COMMISSIONERS, MARCH 27, 1958." Containing 7.04 acres, more or less. Parcel 6, (excepting said County Road) is shown on plan on file with the Worcester District Registry of Deeds in Plan Book 152, Plan 36, entitled, "PLAN OF LAND IN PAXTON, MASS. TO BE CONVEYED TO CONSTANCE S. SPAULDING, SCALE 1 IN. = 100 FT., JUNE 1944, R. M. LOVELL, C. E." Subject to any water and flowage rights as the same may appear of record.

Meaning and intending to convey the same premises described in deed of Charles F. Brady and Georgia F. Brady to Constance S. Spaulding, dated May 20, 1948, recorded with the Worcester District Registry of Deeds in Book 3121, Pages 574, 575.

Parcel 7. BEGINNING at a point on Mill Street, said point being North 35° 27' West 128.47 feet to a Worcester County bound;

THENCE North 35° 27' West by said Mill Street, 48.42 feet to a Worcester County bound;

THENCE North 39° 24' West by said Mill Street, 681.11 feet to a drill hole;

THENCE North 21° 24' West by said Mill Street, 366.74 feet to a stake;

THENCE North 69° 59' East by Davis Road, 606.96 feet to a drill hole;

THENCE North 66° 31' East by Davis Road, 352.85 feet to a drill hole;

THENCE North 71° 53' 30" East by said Davis Road, 519.75 feet to a stake;

THENCE North 79° 20' 30" East still by Davis Road, 203.97 feet to a stake;

THENCE South 73° 05' 30" East by Davis Road, 243.75 feet to a drill hole;

THENCE North 89° 57' 10" East still by Davis Road, 171.73 feet to a stake;

THENCE North 75° 37' 10" East still by Davis Road, 57.20 feet to a stake;

THENCE North 67° 38' East still by Davis Road, 594.31 feet to a stake;

THENCE South 1° 20' 30" West by land of unknown, 850 feet to a point;

THENCE South 57° 17' 34" West by land of unknown, 1182.37 feet to a point.

THENCE North 84° 51' 30" West 420 feet to a drill hole;

THENCE North 84° 51' 30" West, 431.22 feet to a drill hole;

THENCE South 33° 42' 10" West, 255.01 feet to the place of beginning.

Containing 57.75 acres and being the land shown on a plan entitled "Plan of Land conveyed to Constance S. Spaulding by John P. & Mary E. McHale in Paxton, Mass." by Robinson Engineering Inc., June 1956, and recorded in Plan Book 216, Plan 124.

The last five courses define survey lines, following in part the property lines, but there is intended hereby to include and convey and hereby conveying all land of the grantor to the lands of the abutting owners.

Parcel 8. ALSO the land in Paxton on the southwesterly side of Mill Street and northerly side of West Street opposite the above described premises further described as follows:

BEGINNING at the southerly corner thereof at a W.C.B. at the intersection of said West Street and said Mill Street;

THENCE N. 60° 19' 18" W. two hundred ninety-eight and sixteen hundredths (298.16) feet by said West Street to another W.C.B.;

THENCE northwesterly one hundred ninety-six and forty-three hundred (196.43) feet by a curve to the left with a radius of fourteen hundred fifty-seven and sixty-nine hundredths (1457.69) feet still by said West Street to another W.C.B.;

THENCE N. 67° 58' 40" W. two hundred eighty-eight and sixty hundredths (288.60) feet by said West Street to another W.C.B.;

THENCE N. 70° 57' 36" W. seventy-two and eighty-six hundredths (72.86) feet to a stone wall;

THENCE N. 14° 09' E. five hundred one and seventy-seven hundredths (501.77) feet by said stone wall;

THENCE S. 86° 31' E. one hundred eighteen and one hundredths (118.01) feet still by said stone wall to said Mill Street;

THENCE S. 21° 24' E. three hundred fifteen and forty nine hundredths (315.49) feet by said Mill Street to a point;

THENCE S. 39° 24' E. six hundred eighty four and ninety one hundredths (684.91) feet still by said Mill Street to W.C.B.;

THENCE southerly forty and five tenths (40.5) feet by a curve to the right with a radius of fifteen (15) feet by said Mill Street to its intersection with said West Street at the point of beginning.

Excepting therefrom a parcel of land containing 19,600 Square Feet, indicated as Parcel 6 on plan entitled, "PLAN OF WEST STREET IN THE TOWN OF PAXTON, WORCESTER COUNTY, ALTERED AND LAID OUT AS A COUNTY ROAD BY THE COUNTY COMMISSIONERS, MARCH 27, 1958." (a) and 9,900 Square Feet referred to in Book 4617, Page 219.

Containing 4.72 acres, more or less. Parcel 8 (excepting said County Road) is shown on plan on file with the Worcester District Registry of Deeds in Plan Book 216, Plan 124, entitled, "PLAN OF LAND CONVEYED TO CONSTANCE S. SPAULDING BY JOHN P. & MARY E. McHALE, IN PAXTON, MASS., SCALE 1" = 100', JUNE 1956," by Robinson Engineering, Inc.

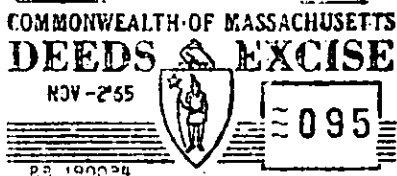
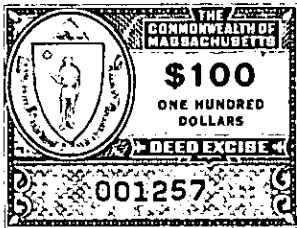
Meaning and intending to convey in Parcels 7 and 8, the same premises described in deed of John P. McHale and Mary E. McHale to Constance S. Spaulding, dated June 29, 1956, recorded with the Worcester District Registry of Deeds in Book 3786, Pages 583, 584.

The total area of the land herein being conveyed is 310.03 acres, more or less.

For our title to the granted premises reference is made to Worcester County Probate 219360, Estate of Constance S. Spaulding.

We, Helen Bowdoin Spaulding, wife of said Josiah A. Spaulding, and Boling R. Powell, 2nd., husband of said Mary S. Powell, release to The Commonwealth of Massachusetts all rights of dower and homestead and tenancy by the curtesy and other interests therein.

Witness our hands and seals this 29th day of Oct. 1965.

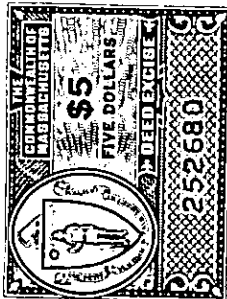


Handwritten signatures of Josiah A. Spaulding, Mary S. Powell, Helen Bowdoin Spaulding, and Boling R. Powell.

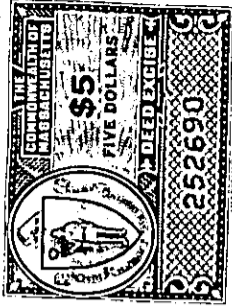
THE COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

On this 29th day of October 1965, before me personally



appeared Josiah A. Spaulding, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

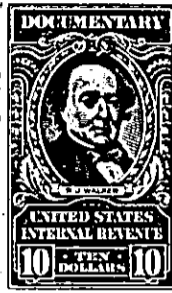
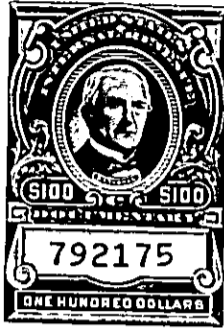


My commission expires
BESSIE H. SHORT, Notary Public
My commission expires Oct. 29, 1971



Bessie H. Short
Notary Public

Approved as to form of deed
William S. Whitaker
Assistant Attorney General



Recorded Nov. 26, 1965 at 3h. 23m. P. M.

■ END OF INSTRUMENT ■

The ATHOL-CLINTON CO-OPERATIVE BANK (~~formerly named Athol Co-operative Bank~~) of Athol, Mass., the holder of a mortgage from Frederic B. Smith and Malwine D. Smith, husband and wife to the Athol Co-operative Bank dated November 13, 1958 recorded with Worcester District Reg. of Deeds, Book 3986, Page 423, acknowledges satisfaction of the same,

In Witness whereof, the said Athol-Clinton Co-operative Bank has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged, and delivered in its name and behalf, Howard W. Grimes, President this 26th day of November A. D., 19 65.

Marion J. Ellis
ATHOL-CLINTON CO-OPERATIVE BANK.
By *Howard W. Grimes*
President
(Title)

Commonwealth of Massachusetts

WORCESTER, SS. November 26

Then personally appeared the above-named Howard W. Grimes

