

a stake and to the land now or formerly of Ursula S. Gay; thence in a northeasterly direction by the said land now or formerly of said Gay and by land now or formerly of F. Bullard, the said lands now or formerly of said Gay and said Bullard constituting the western boundary line to an iron pipe; thence N. 73° 0' W. about 77 rods by the said land now or formerly of said F. Bullard and by certain land now or formerly of said Wheelock to a ledge and the land now or formerly belonging to E. M. Wight; thence in a northerly direction by said ledge and land now or formerly of said Wight to a pile of stones and to the land now or formerly of C. L. Underwood; thence S. 69° 0' E. by land now or formerly of said Underwood to the said County road; thence in a southerly direction along said County road to an iron pipe to the place of beginning.

Third:- Beginning at the northeast corner of said tract at an iron pin in the wall at other land now or formerly of Ursula S. Gay, thence S. 17° W., 176 feet; thence S. 70° E., 31 feet; thence S. 6° W., 237.75 feet to a corner and an iron pin in the wall; thence N. 77 1/2° W., 478.25 feet to a corner and an iron pin in the meadow, all of the above lines are by land now or formerly of Carrie A. Wheelock and Label H. Tower; thence N. 30° E., 478.50 feet to a fence post in the wall by land now or formerly of said Wheelock and Tower and other land now or formerly of Ursula S. Gay; thence S. 69° E., 297.75 feet by said other land of said Gay to the place of beginning.

Meaning and intending hereby to convey all the land, with the buildings thereon, said to contain fifty-five acres more or less, which is described in a deed to me from Ursula S. Gay, dated November 4, 1918, and recorded with Worcester District Deeds, Libo 2163, Folio 453.

W I T N E S S my hand and seal this seventh day of September 1927.

Sarah E. Ruggles (seal)
Trustee

Commonwealth of Massachusetts

Worcester ss. Sept. 7, 1927. Then personally appeared the above named Sarah E. Ruggles, Trustee, and acknowledged the foregoing instrument to be her free act and deed, before me,

Arthur F. Butterworth Justice of the Peace.

My commission expires May 4, 1928.

Rec'd Sept. 14, 1927, at 4h. 56m. P. M. Ent'd & Ex'd

* * * * *

Ripley

to

Oppewal et ux.

KNOW ALL MEN BY THESE PRESENTS that I, John C. Ripley, of Milford, in the County of Worcester and Commonwealth of Massachusetts, in consideration of One Dollar and other considerations, paid by Taeke P. Oppewal and Jennie Oppewal, husband and wife, both of Mendon, in said County and Commonwealth, as joint tenants, the receipt whereof is hereby acknowledged, do hereby G I V E, G R A N T, B A R G A I N, S E L L and C O N V E Y unto the said Taeke P. Oppewal and Jennie Oppewal, as joint tenants, a certain parcel of land, including all buildings thereon, on the westerly side of North Avenue, in said MENDON, being all the same premises described in deed of John J. Harrington to Alice V. Smith, dated April 21, 1917, recorded with Worcester District Deeds, Book 2129, Page 493, and bounded and described in said deed as follows, to wit:- "Beginning at a stake at the southeasterly corner of the premises on the westerly side of said North Avenue; thence S. 72° W. 160 feet to a stake; thence N. 18° E. 80 feet to a stake; the last two lines bounding on land now or formerly of John H. Cunningham; thence N. 72° E. by land now or formerly of one Curtin 160 feet to a stake on said North Avenue; and thence S. 18° E. by said North Avenue 80 feet to the point of beginning; being lot numbered three on a plan of lots made by Henry W. Gaskill, C. E. dated July, 1914."

Also being all the same premises described in deed of Alice V. Smith to me, dated September 5, 1927, and to be recorded with Worcester District Deeds.

T O H A V E and T O H O L D the granted premises, with all the privileges and appurtenances thereto belonging, to the said Taeke P. Oppewal and Jennie Oppewal, as joint tenants, and their heirs and assigns, to their own use and behoof forever. And I hereby for myself and my heirs, executors, and administrators, covenant with the grantees and their heirs and assigns, that I am lawfully seized in fee-simple of the granted premises; that they are free from all incumbrances, except the taxes for the municipal year of 1927, which the grantees assume and hereby agree to pay as a part of the consideration aforesaid; that I have good right to sell and convey the same as aforesaid; and that I will and my heirs, executors, and administrators shall W A R R A N T and D E F E N D the same to the grantees and their heirs and assigns forever against the lawful claims and demands of all persons, except as aforesaid.

And for the consideration aforesaid I, Beulah C. Ripley, wife of said