

We, Carl F. Wagner, Lois J. Taylor, Individually and as Administrator of the Estate of William M. Wagner, late of Mendon (Worcester County Probate Court No. 262521), and William M. Wagner, Jr., all

of Mendon,

Worcester County, Massachusetts,

In consideration of ONE HUNDRED DOLLARS (\$100.00)

grant to William M. Wagner, Jr. and Nancy E. Wagner, husband and wife, AS TENANTS BY THE ENTIRETY, both of (no #) Millville Street, Mendon, Worcester County, Massachusetts

-of-

with quitclaim covenants

the land ~~is~~ with the buildings thereon, situated in Mendon, Worcester County, Massachusetts, bounded and described as follows:

Beginning at a point on the southerly side of Kinsley Lane at land now or formerly of Donald E. Wells;

Thence N. 77° 30' 10" E. sixty-six and eleven hundredths feet (66.11');

Thence N. 87° 32' 30" E. one hundred thirty-nine feet to land of Wagner, the last two (2) courses being by the southerly side of Kinsley Lane, which is a fifteen (15) foot right of way to Millville Street;

Thence S. 8° 54' 30" W. seventy feet (70.0') to land to be conveyed to Kenneth Taylor and Lois J. Taylor;

Thence S. 55° 10' 10" W. fifty feet (50.0');

Thence S. 10° 41' 36" W. two hundred ninety-one and seven hundredths feet (291.07') to land to be conveyed to Brian R. and Paula A. Hutchinson;

Thence N. 84° 12' 32" W. forty-seven feet (47.0') to land now or formerly of Donald E. Wells, this course being by land to be conveyed to Brian R. and Paula A. Hutchinson;

Thence N. 5° 55' 50" W. one hundred fifty-six and ninety-nine hundredths feet (156.99');

Thence N. 13° 08' 50" W. sixty-nine and seventeen hundredths feet (69.17');

Thence N. 55° 10' 10" E. forty-five and thirty hundredths feet (45.30');

Thence N. 27° 06' 50" W. one hundred twenty-two and eighty-five hundredths feet (122.85') to the place of beginning, the last four (4) courses being by land now or formerly of Donald E. Wells;

Containing forty thousand one hundred twenty-seven square feet of land, more or less (40,127 s. f. ±);

Being the same premises shown and described in Plan entitled "LAND OF CARL F. WAGNER, ET AL MENDON, MASS. SEPT. 11, 1974" John R. Andrews, Jr., Registered Land Surveyor No. 12033, recorded in Worcester District Registry of Deeds, Plan Book 4711, Plan 89

For title references see Worcester District Registry of Deeds, Book 2495, Page 86; Book 2617, Page 79; Book 2758, Page 358; Book 2838, Page 235.

Executed as a sealed instrument this 27th day of December 19 74

\_\_\_\_\_ *Carl F. Wagner*

\_\_\_\_\_ *William M. Wagner Jr*

\_\_\_\_\_ *Lois J. Taylor individually and as Administrator  
of the Estate of Hon. M. Wagner*

**The Commonwealth of Massachusetts**

Worcester, ss.

December 27, 19 74

Then personally appeared the above named Carl F. Wagner, Lois J. Taylor and William M. Wagner

and acknowledged the foregoing instrument to be their free act and deed,

Before me, *John J. Butler*  
John W. Butler Notary Public - *Section of the Peace*  
My commission expires November 28, 1980

Recorded MAY 27 1975 at / h. 16 m. P.M.