

We, CHARLES C. DOWDEN and EMILY M. DOWDEN, husband and wife, both
of Rumney Village, New Hampshire, County ~~Massachusetts~~ ~~xx~~

being ~~un~~married, for consideration paid, and in full consideration of --- Eighteen Thousand
(\$18,000) Dollars -----
grants to WILLIAM A. L. DOWDEN and CAROL E. DOWDEN, husband and wife, as tenants
by the entirety, both of Uxbridge Road, Mendon, Worcester County,
Massachusetts, with quitclaim covenants

~~the land~~ ~~xx~~

~~Description and circumstances of~~ ~~xx~~

FIRST PARCEL: A certain tract of land with the buildings thereon situated in
Mendon in said County of Worcester on the northwesterly side of Route #16,
bounded and described as follows:

North 43° West 200 feet along land formerly of John T. Manson;
Easterly 65¾ feet along land now or formerly of Sarah Henry;
South 43° East about 160 feet along other land formerly of said Manson;
South 47° West 50 feet along other land formerly of said Manson.

These premises are conveyed together with an easement over a strip of land
formerly of said Manson; and subject to a restriction regarding the sale of
intoxicating liquors, all as set forth in deed of Delia M. Gilmore to Rosamond
B. Tawksbury recorded with Worcester District Deeds, Book 2503, Page 223.

Being all and the same premises conveyed to us by Deed of Raymond J. Fink,
said deed dated June 13, 1957, recorded with Worcester District Registry of
Deeds, Book 3877, Page 164.

SECOND PARCEL: A certain tract or parcel of land situated on the northwesterly
side of the Uxbridge Road, a State Highway, in Mendon, Worcester County,
Massachusetts, being a portion of the former location of the Milford and
Uxbridge Street Railway and being more particularly bounded and described as
follows, to wit:-

Beginning at a stone bound at the most southerly corner of the granted
premises in the northwesterly line of said road and at land now or formerly of
one Rattie, thence N. 59° 06' W. 14.00 feet to a stake at the most southerly
corner of other land of the grantors; thence N. 30° 54' E. by said last
mentioned land 50.00 feet to a stake at land of Lake Nipmuc Park so-called;
thence S. 59° 06' E. by other land of Clayton Parkinson 14.00 feet to a stake;
and thence S. 30° 54' W. by the northwesterly line of said Road 50.00 feet to
the stone bound at the point of beginning.

The above described premises being shown on plan entitled Plan of Land
Deeded to Charles C. & Emily Dowden by Clayton Parkinson ---- June 16, 1958,
filed in Plan Book 233, Plan 104.

Being all and the same premises conveyed to us by Deed of Clayton
Parkinson, said deed dated July 25, 1958, recorded with Worcester District
Registry of Deeds, Book 3961, Page 281.

THIRD PARCEL: A certain tract or parcel of land on the northwesterly side of
Old Uxbridge Road in said Mendon bounded and described as follows, to wit:-

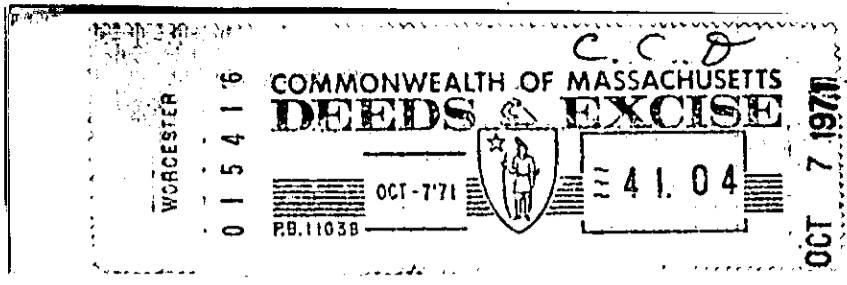
Beginning at an iron pin at the southwesterly corner of land now or formerly
of Nipmuc Enterprises, Inc., thence N. 45° 33' W. 150.82 feet by remaining land
of said Nipmuc Enterprises, Inc., to an iron pin on stone wall at land now or
formerly of one Gallant; thence S. 44° 35' W. by a stone wall and by land now
or formerly of said Gallant 12 feet to an iron pin on wall; thence S. 77° 51' W.
34.71 feet by said stone wall and land now or formerly of said Gallant to a
drill hole in stone; thence S. 59° 06' E. 174 feet, more or less, by remaining
land of these grantors to the point of beginning.

Said parcel contains 2975 square feet and is shown and set forth on plan of
Land in Mendon, Mass. Deeded to Charles C. & Emily M. Dowden by Nipmuc
Enterprises, Inc., July 1961, filed in Plan Book 259, Plan 115.

Being a portion of the premises conveyed to the Nipmuc Enterprises, Inc.,
by Deed of Mendon Realty & Amusement Corp., dated April 14, 1958, recorded
with Worcester District Deeds, Book 3933, Page 217.

Being all and the same premises conveyed to us by Deed of Nipmuc
Enterprises, Inc., said deed dated October 13, 1961, recorded with said Deeds,
Book 4240, Page 86.

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591



husband of said grantor
XXXXXX

release to said grantor all rights of tenancy by the curtesy and other interests therein

Witness...OUR...hand and seals this... First ... day of October ... 1971...

Charles C. Dowden
Emily M. Dowden

The Commonwealth of Massachusetts

Worcester, ss. October 1, 1971

Then personally appeared the above named Charles C. Dowden and Emily M. Dowden

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

Anna Berardi O'Brien, Notary Public
My Commission Expires December 30, 1971

Recorded Oct. 7, 1971 at 2h. 28m. P. M.

END OF INSTRUMENT

Know all men by these presents, that the Consumers Savings Bank, a corporation duly established by law, doing business in Worcester, in the County of Worcester, and Commonwealth of Massachusetts, holder of a mortgage from:

PAUL H. THOMAS and SANDRA S. THOMAS

to it dated October 16, 1968, and recorded in the Worcester

District Registry of Deeds, Book 4895, Page 151, acknowledges satisfaction of the same.

In witness whereof, the said Consumers Savings Bank, by

ROGER A. STARBARD, ASSISTANT TREASURER

duly authorized for that purpose, has hereunto set its

corporate name and seal, this TWENTIETH day of SEPTEMBER

in the year of our Lord one thousand nine hundred and seventy-one.

See certificate of change of name from Worcester Five Cents Savings Bank to Consumers Savings Bank dated and recorded June 1, 1971

Consumers Savings Bank
ASSISTANT TREASURER