

We, Virgilio Fiori and Gladys Fiori, both of Whitman, Plymouth County, Massachusetts, for consideration paid, grant to John C. Ripley, of Milford, Worcester County, Massachusetts, with Q U I T C L A I M covenants certain premises, being all the same premises described in mortgage deed of said John C. Ripley to the Milford Savings Bank, dated December 11, 1925, recorded with Worcester District Deeds, Book 2391, Page 237, and bounded and described in said mortgage deed as follows, to wit:- "A certain parcel of land, including all buildings thereon, on the southerly side of Metcalf Avenue, in said MILFORD, bounded and described as follows, to wit:- Beginning at an iron stake at the northwesterly corner of the granted premises on the southerly side of said avenue at land of one Lally; thence easterly by the southerly side of said avenue 60 feet to a stake at land of one Johnson; thence southerly by said Johnson land, other land of said Ripley and land of one Costello, 140.25 feet to a stake at land of one Giacomuzzi; thence westerly by last mentioned land 60 feet to a stone bound at land now or formerly of one Gillon; thence northerly by said Gillon land and land of said Lally 140.25 feet to the point of beginning; being a part of the premises described in deed of Nancy M. C. Metcalf to me, dated May 5, 1925, recorded with Worcester District Deeds, Book 2373, Page 306, and subject to the conditions and restrictions therein referred to so far as the same may effect the granted premises."

Fiori et ux.
to
Ripley
1-\$2.00 Stamp
3-\$1.00 Stamps
Cancelled

Said premises are conveyed subject to a mortgage to the Milford Savings Bank on which there is now due \$5000. and accrued interest.

I, Virgilio Fiori, husband of said Gladys Fiori, release to the grantee all rights of D O W E R and H O M E S T E A D and other interests therein, and I, Gladys Fiori, wife of said Virgilio Fiori, release to said grantee all rights of tenancy by the C U R T E S Y and other interests therein.

W I T N E S S our hands and seals this 23rd day of March 1935.
Virgilio Fiori (seal)
Gladys Fiori (seal)

The Commonwealth of Massachusetts
Worcester ss. March 23, 1935. Then personally appeared the above-named Virgilio Fiori and acknowledged the foregoing instrument to be his free act and deed, before me

Robert Latham Notary Public (seal)
My commission expires Sept. 10, 1937.

Rec'd May 10, 1935 at 4h. 26m. P. M. Ent'd & Ex'd.

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K N O W A L L M E N B Y T H E S E P R E S E N T S that I, Arrie I. Thayer, of Mendon, in the County of Worcester and Commonwealth of Massachusetts Executor of the last will of Harry A. Thayer, late of Mendon, in the County of Worcester, and Commonwealth aforesaid, deceased, which will was duly proved and allowed by the Probate Court for said County on April 3, 1935, do by virtue and in execution of the power to me given in and by said will, and of every other power and authority me hereto enabling, and in consideration of the sum of Two Thousand Dollars to me paid by Bernardino Quattrochio of said Mendon, the receipt whereof is hereby acknowledged, hereby 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 Bernardino Quattrochio certain premises, situate in said MENDON, being all the same premises conveyed by Harry F. Thayer (otherwise known as Harry A. Thayer) to the Land Bank Commissioner, by mortgage deed dated October 29, 1934, recorded with Worcester District Deeds, Book 2625, Page 226, and described therein as follows, to wit:-

Thayer Est.
et al.
to
Quattrochio
1-\$2.00 Stamp
Cancelled

"First: A parcel on the westerly side of the road from Milford to Woonsocket, hereinafter called the Woonsocket road, containing three-fourths (3/4) of an acre, more or less, with a dwelling house thereon, being the first parcel set off to Samuel W. Wilcox by a partition of the Estate of Samuel G. Wilcox made by order of Superior Court said partition being dated November 30, 1883, and duly confirmed and recorded with the Worcester District Deeds, Book 1275, Page 640, said parcel being bounded as follows: Northerly and westerly by land now or formerly of the Heirs of Olney Cook; easterly by said road; and southerly by land of Lewis B. Gaskill.

Second: A parcel containing twenty-seven (27) acres, more or less, on the easterly side of said Woonsocket road, with a barn thereon, and bounded northerly by land formerly of Mary T. Gould, now of one Whiting; easterly by the westerly bank of Mill River and bank of Muddy Brook, southerly by the road leading from Mendon to Bellingham, hereinafter called the Bellingham road; and westerly by said Woonsocket road.

Excluding from the conveyance all land over which said streams or either of them flow, as well as land easterly therefrom and all right to use their waters for mill or manufacturing purposes. And reserving any portion of dam across Mill River that may be on granted premises, the right to enter on said granted premises to repair or rebuild the same, and the right to use and repair or rebuild any trench or canal now on the

granted premises made for taking water from Mill River or Muddy Brook for any purpose whatever.

Excluding from the land enclosed by boundaries above given five (5) acres set off by said partition to Hamilton C. Wilcox and therein described as follows: "We then set off to Hamilton C. Wilcox five (5) acres and sixty-two (62) square rods of land with the buildings thereon where he now resides in said Mendon, bounded and described as follows, viz: Beginning on the northerly side of said Bellingham road and on the easterly side of said trench or canal; thence N. 74 degrees and forty-five minutes W. ten (10) rods and three (3) links; thence N. 83 degrees and thirty-three minutes W. twenty-three (23) rods twenty-two (22) links to a stake at land this day set off to S. W. Wilcox, the two lines bounding by said road; thence N. 31 degrees E. thirty-nine (39) rods sixteen (16) links to a stone wall; thence S. 45 degrees thirty-four (34) minutes E. twenty-seven (27) rods five (5) links to a point on the east bank of said trench; thence S. 17 degrees twenty-five (25) minutes W. on said trench twenty-one (21) rods six (6) links to the place of beginning. The said H. C. Wilcox, his heirs and assigns, are to have the right to take water from the land herein set off to S. W. Wilcox where his ram is now in use, and to enter upon said premises to repair the ram and pipes."

The parcel hereby conveyed is a part of the second parcel set off to Samuel W. Wilcox by said partition and includes in addition a parcel described in deed of Samuel G. Wilcox to Samuel W. Wilcox, dated April 29, 1873, recorded with the Worcester District Registry of Deeds, Book 900, Page 97. Together with the right to take by a pipe water from the well on land formerly of Gilbert Cook.

Being part of the same premises as described in a deed from Edward Dolan and Sarah A. Dolan to me dated August 15, 1912, and recorded in the Worcester District Registry of Deeds, Book 2004, Page 376."

The granted premises are conveyed subject to the aforesaid mortgage of Harry A. Thayer to the Land Bank Commissioner, on which there is now due \$1600. and accrued interest, and also the taxes for the municipal year of 1935, both of which the grantee assumes and hereby agrees to pay as a part of the consideration aforesaid.

TO HAVE and TO HOLD the above-granted premises, with all the privileges and appurtenances thereto belonging, to the said Bernardino Quattrochio and his heirs and assigns, to their own use and behoof forever.

IN WITNESS WHEREOF I the said Arrie I. Thayer hereunto set my hand and seal this twenty-ninth day of April in the year one thousand nine hundred thirty-five.

Signed and sealed in presence of

Clifford A. Cook

Arrie I. Thayer (seal)

I, Arrie I. Thayer, widow of said Harry A. Thayer, of said Mendon, for consideration paid grant to said - of said Milford, all my right, title and interest in and to the aforesaid described premises.

IN WITNESS WHEREOF I, said Arrie I. Thayer, hereunto set my hand and seal this twenty-ninth day of April, in the year one thousand nine hundred and thirty-five.

Arrie I. Thayer (seal)

Commonwealth of Massachusetts

Worcester ss. April 29, 1935. Then personally appeared the above-named Arrie I. Thayer and acknowledged the foregoing instruments to be her free act and deed, before me,

Clifford A. Cook, Justice of the Peace

My commission expires Sept. 10, 1937.

Rec'd May 10, 1935 at 4h. 26m. P. M. Ent'd & Ex'd.

* * * * *

Thayer Est.
et al.

to

Quattrochio

1-50¢ Stamp
Cancelled

KNOW ALL MEN BY THESE PRESENTS that I, Arrie I. Thayer, of Mendon, in the County of Worcester and Commonwealth of Massachusetts Executor of the last will of Harry A. Thayer, late of Mendon, in the County of Worcester, and Commonwealth aforesaid, deceased, which will was duly proved and allowed by the Probate Court for said County on the third day of April, 1935, do by virtue and in execution of the power to me given in and by said will, and of every other power and authority me hereto enabling, and in consideration of the sum of One Hundred Dollars to me paid by Bernardino Quattrochio of said Mendon, the receipt whereof is hereby acknowledged, hereby GRANT, BARGAIN, SELL and CONVEY unto the said Bernardino Quattrochio certain premises, situate in said MENDON, being the third described parcel of land in deed of Edward Dolan and Sarah A. Dolan to Harry A. Thayer, dated August 15, 1912, recorded with Worcester District Deeds, Book 2004, Page 376, and bounded and described therein as follows, to wit:-

"Third: A parcel comprising about 16 acres of wood and sprout land, situated on the southerly side of said Bellingham road, bounded northerly by said Bellingham road, easterly by land now or formerly of Heirs of