JJ Manning AUCTIONEERS

DIVISION OF CAPITAL ASSET MANAGEMENT & MAINTENANCE

PROPERTY INFORMATION PACKAGE #25-2143

ABSOLUTE AUCTION

"State Land for Homes" on Behalf of
Massachusetts Division of Capital Asset Management & Maintenance

0 LYMAN ST., NORTHBOROUGH, MA

5.45+/- Acres of Land Close to Rt. 9 ~ Parcel ID: 91.0-1

Selling to the Highest Bidder, Regardless of Price

WEDNESDAY, SEPTEMBER 10 AT 11AM

Auction Site: Four Points by Sheraton Boston Newton
320 Washington St., Newton, MA 02468

Site Tour: Tuesday, September 2 (1:30-3pm)

MA Auc. Lic. #111

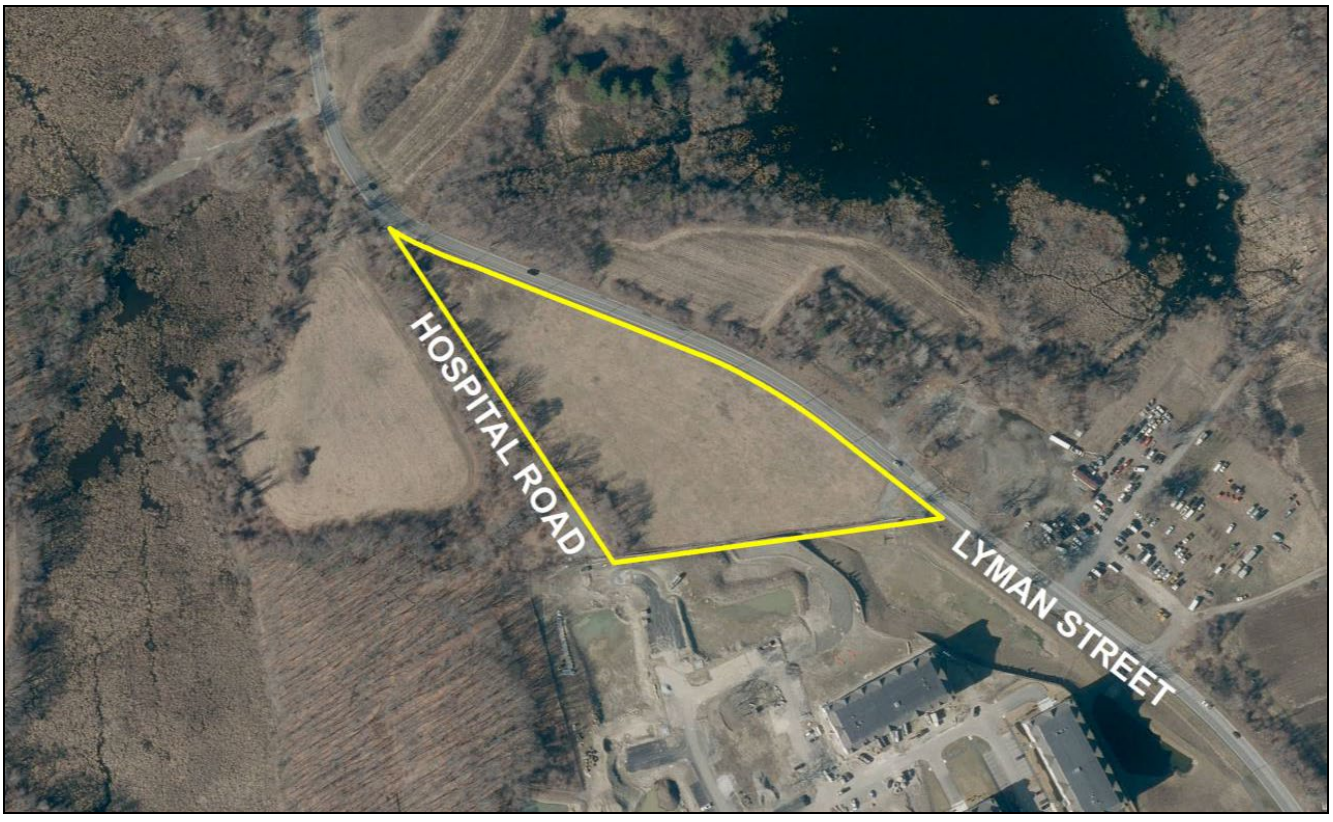


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JJ Manning AUCTIONEERS

AUCTIONEER'S DISCLAIMER

The following information is provided to you as a matter of convenience only, and no representation or warranty, expressed or implied, is made as to its accuracy or completeness.

Prospective purchasers of the auction property are responsible for conducting such due diligence of their own as they consider appropriate, prior to bidding at the auction sale.

All information contained within this Property Information Packet was derived from reliable sources and is believed to be correct, but is not guaranteed. Buyers shall rely entirely on their own judgment and inspection.

Announcements from the Auction Block will take precedence over any previously printed material or any other oral statements made.

Marketing | Experience | Integrity | Results
Since 1976

DIVISION OF CAPITAL ASSET MANAGEMENT & MAINTENANCE

STATE LAND FOR HOMES AUCTION

8/8/25

Dear Prospective Bidder:

JJManning Auctioneers is pleased to announce that we have been commissioned by the Commonwealth of Massachusetts Division of Capital Asset Management & Maintenance (DCAMM) to sell state-owned real estate located in 5 different Massachusetts towns: Westborough, Northborough, Wilmington, Phillipston and Templeton to promote housing production in the Commonwealth. A housing use requirement will be set out in all deeds.

DCAMM has chosen auction, the accelerated method of marketing, for the disposition of these fabulous properties. The Commonwealth's decision allows you to set the market price for these magnificent properties with your bid. The properties are being sold Absolute where the highest bidder will be the winning bidder, regardless of price. You will have the opportunity to buy the properties at the lowest possible price by bidding one increment higher than the competition.

As you know, the properties are being sold "AS IS", with all faults and without warranty of any kind, whatsoever. For the Phillipston & Templeton properties, be sure to attend the scheduled Open House/Property Preview. For each property, there is a large amount of information in the individual Property Information Packages (PIPS), please review them carefully. The auction will be held at Four Points by Sheraton Boston Newton, 320 Washington Street, Newton, MA on Wednesday, September 10 @ 11a.m. Don't miss it!

The Westborough, Northborough, and Wilmington properties are being sold through the Affordable Homes Act, Chapter 150 of the Acts of 2024 (AHA). These deeds will include a reversionary interest held by the Commonwealth.

Of note, Section 122 of the AHA requires municipalities to allow as-of-right the residential use of surplus land for housing purposes. Municipalities may impose reasonable regulations concerning the bulk and height of structures and determining yard sizes, lot area, setbacks, open space and building coverage requirements and a city or town may require site plan review. The city or town shall permit not less than 4 units of housing per acre. We recommend consulting the AHA and related guidance provided by the Executive Office of Housing and Livable Communities which may be found at https://www.mass.gov/info-details/state-land-for-homes-initiative.

These sales are not contingent upon your ability to acquire mortgage financing. You are encouraged to pre-qualify yourself with a lender before the auction. This will help you to bid with confidence. Read the Sample Purchase & Sale Agreement (P&S) in the packages. You should consult your attorney with any questions regarding the P&S. There can be no changes to the P&S. All bidders are bidding on the same level playing field, under the same Terms and Conditions and on the same P&S.

Don't forget to have the $10,000 (for the Phillipston & Templeton properties) or $20,000 (for the Northborough, Westborough, & Wilmington properties) bank check made out to yourself and bring it with you to the auction. You must show the check and valid ID at registration in order to receive a Bidder Number. You must have a Bidder Number in order to bid at this open, outcry auction.

Our experienced auction staff is available to answer your questions at 800-521-0111, at the open house and one hour before the auction. We welcome your calls or emails. (auctions@jjmanning.com) See you at the auction. Good luck with your bids!

Sincerely,

Justin J. Manning, CAI, AARE
President
MA Licensed Auctioneer #111

JJ Manning AUCTIONEERS

LIC#111

TERMS & CONDITIONS

DIVISION OF CAPITAL ASSET MANAGEMENT & MAINTENANCE

STATE LAND FOR HOMES AUCTION

Terms of Sale: 10% deposit of which Ten Thousand ($10,000) or Twenty Thousand ($20,000), as follows in the table below, must be presented in certified or bank check at the auction. Remainder of the 10% deposit personal or business check at the conclusion of the auction when you sign the Purchase & Sale Agreement (P&S). Balance is due at Closing.

Town	Address	Certified Amount of 10% Deposit
Westborough	0 Lyman Street	$20,000
Northborough	0 Lyman Street	$20,000
Wilmington	0 Salem Street/Rt 62	$20,000
Phillipston	461 Freight Shed Rd (Church Hill Rd)	$10,000
Templeton	0 Elliot Rd (Off Royalston Rd)	$10,000

A. Make the certified deposit check payable to yourself. If you are the successful bidder, you will endorse the check to Commonwealth of MA - DCAMM.

B. Subject to terms of the P&S, the Closing is expected to take place 30 days from the auction. This date may be extended or accelerated by Seller pursuant to terms of the P&S.

C. A Buyer's Premium of TEN PERCENT (10%) will be added to the high bid. This sum will constitute the Total Purchase Price. See Buyer's Premium explanation elsewhere in this Property Information Package.

D. The properties are being sold with housing use restrictions. The Westborough, Northborough, and Wilmington properties will include reversionary interests. We strongly recommend you carefully review the terms of the P&S with counsel to fully understand rights and obligations.

E. The properties are being sold “AS IS”, with all faults and without warranties or representations of any kind, whatsoever. You must rely on your own inspection and judgment when bidding on these properties.

F. Auctioneer reserves the right to disqualify any bidders at auctioneer's sole discretion. Should a dispute arise amongst any bidders, auctioneer's decision shall be final and binding.

G. The properties are being sold "Absolute" to the high bidder(s) regardless of price.

H. The properties are NOT being sold with a financing contingency. We recommend that you pre-qualify yourself with your lending institution before bidding at the auction sale. This will allow you to bid with confidence!

I. Other terms, if any, to be announced at the on-site auction sale from the podium. If there is any conflict between these Terms and Conditions, this Property Information Package, and the P&S, the P&S will control.

JJ Manning AUCTIONEERS

BUYER'S PREMIUM EXPLANATION

There will be a Buyer's Premium of 10% added to the high bid. The total of the high bid plus the 10% Buyer's Premium shall constitute the Contract Sales Price.

EXAMPLE:

Bid Price:	$100,000.00
Add 10% Buyer's Premium:	$ 10,000.00

Contract sales price:	**$110,000.00**

The contract sales price represents the total due from the buyer and will be the amount entered on the *Purchase & Sale Agreement*.

PURCHASE AND SALE AGREEMENT

This Purchase and Sale Agreement (the "**Agreement**") is entered into between the Commonwealth of Massachusetts ("**Commonwealth**"), acting by and through its Division of Capital Asset Management and Maintenance ("**DCAMM**") (collectively, "**Seller**") and [BUYER] ("**Buyer**") on the following terms and conditions:

1. REFERENCE DATA

a. DATE OF AGREEMENT: September 10, 2025

b. SELLER:

Commonwealth of Massachusetts
Division of Capital Asset Management and Maintenance
One Ashburton Place, 15th Floor
Boston, Massachusetts, 02108
Attention: Warren Madden, Sr. Project Manager

Phone: 857-319-7573
Email: Warren.Madden@mass.gov

With a copy to:

Commonwealth of Massachusetts
Division of Capital Asset Management and Maintenance
One Ashburton Place, 15th Floor
Boston, Massachusetts, 02108
ATTENTION: Brianna Whitney, General Counsel

Phone: 857-972-4609
Email: Brianna.Whitney@mass.gov

c. BUYER:

Name: _____

Address: _____

_____

Attention: _____

Phone: _____

Email: _____

d. AUCTIONEER: Jerome J. Manning & Co., Inc.

e. PARTIES: Collectively, Seller and Buyer.

f. PROPERTY: The parcel known as 0 Lyman Street, Northborough, MA, including any buildings, structures, and improvements and any fixtures belonging to Seller and located thereon.

Buyers Initials_____

g. PURCHASE PRICE: The agreed purchase price for the Property is:

$_____ , of which:

$_____ has been paid as a deposit this day; and

$_____ are to be paid at the time of delivery of the deed in cash, or by certified, cashiers, treasurers or bank check.

h. ACT: Chapter 150 of the Acts of 2024.

i. CLOSING DATE: October 10, 2025, which may be extended or accelerated by Seller pursuant to Section 8 of this Agreement.

2. AGREEMENT

Seller agrees to sell, and Buyer agrees to buy, the Property upon the terms and conditions set forth in this Agreement, and consistent with the requirements of the Act.

3. TITLE DEED

The Property is to be conveyed by a good and sufficient Release Deed ("**Deed**"). Buyer acknowledges and agrees that the Deed shall convey such title as Seller may have to the Property, without any covenants, warranties, or representations of title running to Buyer. Without limitation, the conveyance shall be subject to all matters of record and subject to applicable laws, rights, restrictions and encumbrances including the following:

a. The Property shall be used for Housing Purposes. Housing Purposes is defined by the Act as development of housing for use as the primary residence of the occupant including, but not limited to, market rate housing, affordable housing and public housing.
b. Buyer shall comply with any inclusionary zoning by-law or ordinance of the town of Northborough.
c. Provisions of the Act including, but not limited to, Section 122 of the Act which allows housing as of right at not less than four units per acre;
d. Provisions of existing building and zoning, to the extent they do not conflict with the Act, and environmental laws and regulations;
e. Any liens for municipal betterments;
f. Any taxes for the current fiscal year whether or not due and payable prior to the Closing Date;
g. Easements, restrictions, reservations, encumbrances, utility lines, drainage rights and all other matters of record or otherwise shown on a survey plan of the Property, if any.

4. PLANS

If the Deed refers to a plan necessary to be recorded or Seller requests a plan and metes and bounds description, Buyer, at its sole cost and expense, shall prepare and deliver such plan in form acceptable to Seller and adequate for recording or registration at the time of delivery of the Deed.

5. PURCHASE PRICE; BUYER RESPONSIBLE FOR CERTAIN COSTS

a. The agreed Purchase Price for the Property is set forth in Section 1 above and shall be paid in accordance with the provisions of this Agreement.

b. Buyer shall be responsible for all transaction costs and expenses ("**Transaction Expenses**") including, but not limited to, title review, appraisals, surveys, plans, studies, filings and recording and any other expenses relating to the sale of the Property, as deemed necessary by Seller, in Seller's sole discretion, and shall be paid upon request of Seller, but in no event later than the Closing Date.

6. NO ADJUSTMENTS

No adjustments shall be made to the Purchase Price at closing for real estate taxes or other matters.

7. TIME FOR PERFORMANCE; DELIVERY OF DEED

a. The Deed is to be delivered at 11:00 AM ET on the Closing Date above at the office of Seller, subject to Seller's rights under Section 8 below, unless otherwise agreed upon in writing by the Parties.

b. On the Closing Date, Buyer shall execute, acknowledge and/or deliver to Seller such documents as may be reasonably requested by Seller in order to effect the sale and conveyance contemplated by this Agreement, including, without, limitation:

i. A Beneficial Interest Disclosure Statement in accordance with the requirements of M.G.L. Chapter 7C, Section 38, in the form attached hereto as **Exhibit B;**

ii. A MEPA Agreement, in the form attached hereto as **Exhibit C;**

iii. Such other documents and instruments as may reasonably be required by Seller.

8. EXTENSION TO CONFORM OR ACCELERATION OF CLOSING

a. If Seller shall be unable to give title or to make conveyance or to deliver possession of the Property, all as herein stipulated, then, at or before the time for performance hereunder, the Closing Date shall be extended to the date specified in a written notice from Seller, but in no event more than one hundred eighty (180) days, with an additional extension for a *force majeure event* (for a like number of days due to the force majeure event), if needed, such as Acts of God, pandemics and other mass illnesses, labor availability and strife, and materials, equipment and supply delays and unavailability. The use of reasonable efforts by Seller shall not require the expenditure of any money by Seller whatsoever.

b. If Seller is able to give title and to make conveyance and to deliver possession of the Property, as herein stipulated, and all other conditions for closing are satisfied prior to October 10, 2025, then Buyer and Seller may agree, in writing, to accelerate the Closing Date to the date.

9. FAILURE TO PERFECT TITLE OR DELIVER POSSESSION

If at the expiration of any extended time arising pursuant to Section 8 hereof, Seller shall have failed to remove any defects in title, deliver possession, or make the Property conform to the terms of this Agreement, as the case may be, then all obligations of the Parties shall cease, and this Agreement shall be void without recourse to the Parties

Buyers Initials_____

hereto, except that Buyer shall remain obligated to pay for all Transaction Expenses within thirty (30) days of termination. This payment obligation shall survive termination of this Agreement.

10. BUYER'S ELECTION TO ACCEPT TITLE

Buyer shall have the election, at either the original or any extended time for performance, to accept such title as Seller can deliver to the Property and to pay the Purchase Price and all Transaction Expenses, without deduction, in which case Seller shall convey such title to Buyer.

11. ACCEPTANCE OF DEED

The acceptance of the Deed by Buyer shall be deemed full performance and discharge of every agreement and obligation of Seller contained or expressed in this Agreement, except such as are by the terms hereof expressly survive delivery of the deed.

12. PROPERTY SOLD "AS IS"

Notwithstanding any other terms and conditions of this Agreement, the Property is being sold and delivered to Buyer "**AS IS**" "**WHERE IS**" and "**WITH ALL DEFECTS**" without any representations or warranties of any kind whatsoever; and Buyer acknowledges that it is buying the Property **"AS IS" "WHERE IS" and "WITH ALL DEFECTS"** without any warranties or representations of any kind, whatsoever.

13. ENVIRONMENTAL RELEASE AND INDEMNIFICATION COVENANT

(a) Effective as of the date of the Release Deed and to the extent allowed by law, Grantee for itself and for its present and future interest holders, owners, beneficiaries, officers, partners, directors, members, managers, agents, contractors, consultants, employees, representatives, invitees, heirs, successors and assigns, and for their respective heirs, successors and assigns, including without limitation each present and future Grantee, ground lessee, and tenant of all or any portion or interest in the Property, (hereinafter collectively referred to as the "Releasing Parties"), hereby remises, releases and forever discharges DCAMM and the Commonwealth and their respective employees, officers, directors, agents, representatives, consultants, contractors and successors and assigns and any person or entity that heretofore held any interest in or otherwise has legal liability on account of its ownership or operation of the Property or any abutting property ("Released Parties") of, to, and from all Claims (as hereinafter defined) that the Releasing Parties, or any of them, have or may have, to the extent such claims arise out of, are connected with, or in any way relate to the use, storage, generation, handling, treatment, disposal or release of any Hazardous Materials (as hereinafter defined) that have (i) previously existed or then exist on or at the Property; (ii) been released from the Property to any abutting property; or (iii) migrated onto the Property from any abutting property (the "Released Claims"). Without limiting the generality of the foregoing release and as further clarification of the above, Grantee, for itself and for each of the Releasing Parties, acknowledges and agrees that the Released Claims include any and all Claims that the Releasing Parties, or any of them, may have against the Released Parties or any of them with respect to any future migration or threatened migration of Hazardous Materials onto, under, within or from the Property and any abutting property. Each Releasing Party also agrees that such Releasing Party will not institute any action, suit, or proceeding, and will not implead, join, seek contribution or indemnification from, or otherwise involve any Released Party in any action, suit, or proceeding which has been or could be brought by or against any of the Releasing Parties to the extent the same relates to or arises out of any Released Claim.

(b) The Grantee, not including buyers or tenants of all or any portion of interest in the Property for their use of the Property as their primary residence, further agrees, at its sole cost and

Buyers Initials_____

expense, to defend, hold harmless, and, to the extent allowed by law, indemnify DCAMM and the Commonwealth and each of the Released Parties from and against any and all Claims and Costs (as hereinafter defined) relating to the Released Claims and any other use, storage, generation, handling, treatment, disposal or release of any Hazardous Materials at or from the Property arising in circumstances, including, but not limited to: (a) prior to Grantee's ownership of the Property; (b) as a result of Grantee's due diligence investigations on the Property; (c) during Grantee's ownership of the Property; (d) as a result of any enforcement action or other Claim seeking or requiring removal, clean up or other mitigation of Hazardous Materials at and from the Property that is brought by any governmental authority with jurisdiction over such action or claim; and (e) from any failure of Grantee, or any party claiming by, through or under Grantee, to comply with all Legal Requirements in connection with Grantee's use, operation or ownership of the Property.

As used herein, the term "Claims" means all demands, actions, causes of action, suits, proceedings, covenants, contracts, agreements, damages, claims, counterclaims, third-party claims, cross-claims, contribution claims, indemnity claims, executions, judgments, losses, penalties, obligations, and liabilities whatsoever, of every name, kind, type, nature or description, in law or in equity, arising under federal, state or local law or other statute, law, regulation or rule of any kind, whether known, unknown, direct, indirect, absolute, contingent, disclosed, undisclosed or capable or incapable of detection. The term "Costs" shall include without limitation any and all fees, costs, disbursements and expenses (including but not limited to reasonable attorneys' and reasonable experts' fees, disbursements, and expenses) that may be imposed upon, incurred by, or asserted or awarded against the Released Parties in connection with any Released Claims.

As used herein, the term "Hazardous Materials" means and includes any and all material(s) or substance(s) defined or treated in any federal, state, or local law, statute, regulation, ordinance, order, by-law, code, or requirement, including without limitation the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. Section 9601, et seq., as amended ("CERCLA") (and its implementing regulations), the Resource Conservation and Recovery Act of 1976, 42 U.S.C. Section 6901, et seq., as amended ("RCRA") (and its implementing regulations), the Massachusetts Oil and Hazardous Material Release Prevention and Response Act, M.G.L. c. 21E (and its implementing regulations), and the Massachusetts Hazardous Waste Management Act, M.G.L. c. 21C (and its implementing regulations), as posing potential risk to persons, property, public health, safety, or welfare or the environment or dangerous, toxic or hazardous, including without limitation any and all pollutants, contaminants, chemicals, wastes, lead paint, urea formaldehyde, polychlorinated biphenyls, asbestos, radioactive materials, explosives, carcinogens, oil, petroleum, petroleum products and any and all other wastes, materials, and substances which could lead to any liability, costs, damages, and/or penalties under any Legal Requirements (as hereinafter defined). The term "Legal Requirements" shall mean all past, present or future federal, state or local laws, rules, codes or regulations, or any judicial or administrative interpretation thereof, including, without limitation, all orders, decrees, judgments and rulings imposed through any public or private enforcement proceedings, relating to Hazardous Materials or the existence, use, discharge, release, containment, transportation or disposal thereof.

(c) The foregoing release and indemnification shall be recited in all subsequent deeds, leases (but not residential leases), easements, mortgages and any other instrument evidencing a transfer of an interest in the Property. The foregoing release and indemnification shall run with the Property, inure to the benefit of DCAMM and the Commonwealth of Massachusetts, and shall bind all future purchasers, grantees, lessees, mortgagees and any other person holding an interest in the Property, and the successor and assigns of any of them, not

Buyers Initials_____

including buyers or tenants of all or any portion of interest in the Property during their use of the Property as their primary residence. For the avoidance of doubt the foregoing release and indemnification shall be recited in all subsequent deeds, leases (but not residential leases), easements, mortgages and any other instrument evidencing a transfer of an interest in the Property and is applicable during all times the Property is not used as a primary residence. Buyer acknowledges and agrees for itself and for all subsequent holders of an interest in the Property, and the successors and assigns of any of them, that the receipt of the foregoing release and indemnification was a material inducement for the transfer of the Property by DCAMM and the Commonwealth of Massachusetts. Said transfer to the Buyer was part of the Commonwealth of Massachusetts plan for the orderly redevelopment of the Property for productive use, and as such, the foregoing release and indemnification shall be deemed to touch and concern the land. By acceptance of a deed, lease, easement, mortgage or other instrument evidencing a transfer of an interest in the Property, Grantee and every subsequent holder of an interest in the Property shall be deemed to have accepted the provisions of the foregoing release and indemnification.

(d) The parties agree that this covenant shall survive delivery of the Release Deed and shall touch and concern the land and run with the Property.

14. NO WARRANTIES AND REPRESENTATIONS BY SELLER

Buyer acknowledges that Buyer has not been influenced to enter into this transaction, nor has it relied upon any warranties or representations previously made orally or in writing. Buyer further acknowledges that it is buying the Property "AS IS", with all faults and without warranty of any kind, whatsoever. Buyer acknowledges that Buyer has reviewed, or been given the opportunity to review, the Property Information Package for the Property, along with any updates provided up to and through the day of the auction.

15. INSURANCE

Buyer acknowledges that Seller does not currently insure the Property, and that Seller shall not insure the Property between the Date of Agreement and the Closing Date.

16. NO CONTINGENCIES

Buyer acknowledges that this Agreement contains no contingencies affecting Buyer's obligation to perform other than those set forth in this Agreement. If the sale as contemplated herein is not consummated for any reason, except Seller's inability to deliver the Property in accordance with the provisions of this Agreement, then the deposit paid by Buyer upon the execution of this Agreement shall inure to and become the property of the Seller.

17. DEPOSIT

All deposits made hereunder shall be held in escrow by Seller in an escrow account subject to the terms of this Agreement and shall be duly accounted for at the time for performance of this Agreement. In the event of any disagreement between the parties or Buyer failure to timely fulfill or perform any Buyer obligation or agreement hereunder, Seller may retain all deposits made under this Agreement.

18. BUYER'S DEFAULT

If Buyer shall fail to fulfill any of Buyer's agreements herein, Seller shall be entitled to terminate this Agreement by notice to Buyer, whereupon Buyer shall reimburse Seller for all Transaction Expenses, and all obligations of Seller shall cease, and this Agreement shall be void without recourse to either of the Parties.

Buyers Initials_____

19. BUYER'S REPRESENTATION REGARDING BROKER

Buyer agrees to indemnify and hold harmless Seller for any claim made by any real estate broker claiming under Buyer in connection with this transaction, including, without limitation, all loss, costs and damages and Seller's reasonable attorney's fees.

20. NO LIABILITY OF COMMONWEALTH EMPLOYEES

No official, employee, agent or consultant of the Commonwealth or DCAMM shall be personally liable to Buyer or to any successor in interest or person claiming by or through Buyer of any default or breach of this Agreement, or for any amount which may become due or any claim, cause or obligation whatsoever under the terms of this Agreement. All claims against the Commonwealth or Seller shall be governed by the provisions of this Agreement and M.G.L. Chapter 258.

21. NOTICES

Any notice, request, demand, approval or consent given under this Agreement shall, except as otherwise expressly provided herein, be in writing and shall be given by any of the following methods:

a. by delivery in hand or by reputable overnight express courier,
b. by email, with delivery receipt, to warren.madden@mass.gov with CC's to christopher.guerin@mass.gov, or
c. by United States certified mail, return receipt requested, postage prepaid, to the other party at the addresses set forth in Section 1 or at such other address as the party to be notified may have designated hereafter by notice in writing to the other party to this Agreement.

Notices given pursuant to clauses (a) and (b) shall be deemed given when received. Notices given pursuant to clause (c) shall be deemed given five (5) business days after being deposited in the United States Mail, postage prepaid, return receipt requested.

22. CONSTRUCTION OF AGREEMENT

This instrument (i) is governed by and construed for all purposes (without regard to Massachusetts law on choice-of-law) in accordance with the laws of the Commonwealth of Massachusetts, (ii) takes effect as a sealed instrument, (iii) sets forth the entire contract between the Parties, (iv) is binding upon and inures to the benefit of the Parties hereto and their respective heirs, devisees, executors, administrators, successors and assigns, and (v) may be modified or amended only by a written instrument executed by both Seller and Buyer. This Agreement shall supersede any prior agreements (whether written or oral) by the Parties with respect to the Property, which agreements shall have no further force and effect upon the execution of this Agreement by Buyer.

The captions, headings and marginal notes are used only as a matter of convenience and are not to be considered a part of this Agreement or to be used in determining the intent of the parties to it.

23. APPLICABLE LAW

This Agreement shall be governed by, and construed and enforced in accordance with, the laws of the Commonwealth of Massachusetts, without regard to principles of conflicts of law. Any action brought by either party with respect to this Agreement shall be brought in and the sole place of venue and jurisdiction for said action shall be brought in the state courts within the Commonwealth of Massachusetts.

24. NO ASSIGNMENT

Buyers Initials_____

Buyer shall not be permitted to assign its rights, obligations, or interests under this Agreement without prior written approval from Seller, which approval shall be in Seller's sole discretion. Any such attempted assignment without Seller's approval shall be null and void. In the event of any attempted assignment, Seller, at its option, may terminate this Agreement by written notice to Buyer. Without being relieved of any liability under this Agreement, Buyer shall have the right to take title to the Property in the name of a nominee or designee ("Buyer's Nominee") if the identity and particulars of Buyer's Nominee are specified to the Seller in writing no later than ten (10) business days prior to the Closing.

25. INVALIDITY OF CERTAIN PROVISIONS

If any term or provision in this Agreement shall be found invalid or unenforceable by a court of competent jurisdiction, the remainder of this Agreement shall be valid and enforceable to the extent permitted by law.

26. RELATIONSHIP OF PARTIES

It is the intention of this Parties to create the relationship of seller and buyer only, and no other relationship whatsoever. Nothing in this Agreement shall be construed to create a partnership or joint venture between the Parties, or to render either party liable for any of the debts or obligations of the other party.

27. TIME OF ESSENCE

It is agreed that time is of the essence of this Agreement.

28. WAIVERS

No delay or omission by either Seller or Buyer to exercise any right or power upon the occurrence of any noncompliance or failure of performance by the other party under the provisions of this Agreement shall be construed to be a waiver thereof. A waiver by either Seller or Buyer of any of the terms, covenants, conditions or agreements shall not impair any right or power or exercise of enforcement by said party in the future and shall not be construed as a waiver of any succeeding breach of any other term, covenant, condition or agreement contained herein.

29. BUYER AUTHORITY

Buyer represents and warrants to Seller that the signatory hereto on behalf of Buyer has the legal right, power and authority to enter into this Agreement and to bind Buyer to its performance hereunder, and that all necessary authorizations, appropriations (including, without limitation, the Purchase Price) and legal requirements for the effectiveness of this Agreement have been satisfied.

30. COUNTERPARTS

This Agreement may be executed in several counterparts, each of which shall be deemed an original, and all such counterparts shall together constitute one and the same instrument.

31. NO RECORDING

Buyer agrees not to record this Agreement or any notice hereof. If any such notice is recorded, Seller, at its option, may terminate this Agreement and may record a notice of such termination, which Buyer agrees will be legally binding upon Buyer, its successors and assigns.

32. SOPHISTICATED BUYER

Buyers Initials_____

Buyer acknowledges that by registering, participating, and competing to purchase this subject real estate via a public auction sale wherein all contingencies, warranties, and representations have been specifically disclaimed including, without limitation, in this Agreement, Buyer establishes that Buyer is knowledgeable and aware of the risks of doing so and possesses a level of sophistication commensurate with the complexity of the sale terms both expressed by this Agreement and the potential of the property being acquired.

List of Exhibits:
Exhibit A: Plan of Land
Exhibit B: Beneficial Interest Disclosure Form
Exhibit C: MEPA Agreement

[REMAINDER OF PAGE INTENTIONALLY BLANK]
[SIGNATURES TO FOLLOW]

Buyers Initials_____

EXECUTED UNDER SEAL as of the Date of Agreement.

BUYER:

_____

Print Name: _____

Date: _____

SELLER:
COMMONWEALTH OF MASSACHUSETTS acting by and through its
Division of Capital Asset Management and Maintenance

_____

Print Name: _____

Title: _____

Date: _____

EXHIBIT A
Plan of Land

[Intentionally Omitted]

NOT AVAILABLE

Buyers Initials_____

Exhibit B
Form Beneficial Interest Disclosure Form

Buyers Initials_____

DISCLOSURE STATEMENT FOR
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)

INSTRUCTION SHEET

NOTE: The Division of Capital Asset Management and Maintenance (DCAMM) shall have no responsibility for insuring that the Disclosure Statement has been properly completed as required by law. Acceptance by DCAMM of a Disclosure Statement for filing does not constitute DCAMM's approval of this Disclosure Statement or the information contained therein. Please carefully read M.G.L. c. 7C, s. 38 which is reprinted in Section 8 of this Disclosure Statement.

Section (1): Identify the real property, including its street address, and city or town. If there is no street address then identify the property in some other manner such as the nearest cross street and its tax assessors' parcel number.

Section (2): Identify the type of transaction to which this Disclosure Statement pertains --such as a sale, purchase, lease, etc.

Section (3): Insert the exact legal name of the Public Agency participating in this Transaction with the Disclosing Party. The Public Agency may be a Department of the Commonwealth of Massachusetts, or some other public entity. Please do not abbreviate.

Section (4): Insert the exact legal name of the Disclosing Party. Indicate whether the Disclosing Party is an individual, tenants in common, tenants by the entirety, corporation, general partnership, limited partnership, LLC, or other entity. If the Disclosing Party is the trustees of a trust then identify the trustees by name, indicate that they are trustees, and add the name of the trust.

Section (5): Indicate the role of the Disclosing Party in the transaction by checking one of the blanks. If the Disclosing Party's role in the transaction is not covered by one of the listed roles then describe the role in words.

Section (6): List the names and addresses of every legal entity and every natural person that has or will have a direct **or** indirect beneficial interest in the real property. The only exceptions are those stated in the first paragraph of the statute that is reprinted in Section 8 of this Disclosure Statement. If the Disclosing Party is another public entity such as a city or town, insert "inhabitants of the (name of public entity)." If the Disclosing Party is a non-profit with no individual persons having any beneficial interest then indicate the purpose or type of the non-profit entity. If additional space is needed, please attach a separate sheet and incorporate it by reference into Section 6.

Section (7): Check "NONE" in the box if none of the persons mentioned in Section 6 is employed by DCAMM or an official elected to public office in the Commonwealth of Massachusetts. Otherwise list any parties disclosed in Section 6 that are employees of DCAMM or an official elected to public office.

Section (8): The individual signing this statement on behalf of the Disclosing Party acknowledges that he/she has read the included provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts.

Section (9): Make sure that this Disclosure Statement is signed by all required parties. If the Disclosing Party is a corporation, please make sure that this Disclosure Statement is signed by a duly authorized officer of the corporation as required by the statute reprinted in Section 8 of this Disclosure Statement.

DCAMM's acceptance of a statement for filing does not signify any opinion by DCAMM that the statement complies with applicable law.

This completed and signed Disclosure Statement should be emailed to realestate.dcamm@mass.gov or otherwise delivered to:

Deputy Commissioner for Real Estate

Division of Capital Asset Management and Maintenance

One Ashburton Place, 15th Floor, Boston, MA 02108

DISCLOSURE STATEMENT FOR
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)

The undersigned party to a real property transaction with a public agency hereby discloses and certifies, under pains and penalties of perjury, the following information as required by law:

(1) REAL PROPERTY:

(2) TYPE OF TRANSACTION, AGEEMENT, or DOCUMENT:

(3) PUBLIC AGENCY PARTICIPATING in TRANSACTION:

(4) DISCLOSING PARTY'S NAME AND TYPE OF ENTITY:

(5) ROLE OF DISCLOSING PARTY (Check appropriate role):

_____Lessor/Landlord _____Lessee/Tenant

_____Seller/Grantor _____Buyer/Grantee

_____Other (Please describe): _____

(6) The names and addresses of all persons and individuals who have or will have a direct or indirect beneficial interest in the real property excluding only 1) a stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation or 2) an owner of a time share that has an interest in a leasehold condominium meeting all of the conditions specified in M.G.L. c. 7C, s. 38, are hereby disclosed as follows (attach additional pages if necessary):

NAME	RESIDENCE

(7) None of the above- named persons is an employee of the Division of Capital Asset Management and Maintenance or an official elected to public office in the Commonwealth of Massachusetts, except as listed below (Check "NONE" if NONE):

☐ NONE

NAME:	POSITION:

DISCLOSURE STATEMENT FOR
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)

(8) The individual signing this statement on behalf of the above-named party acknowledges that he/she has read the following provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts:

No agreement to rent or to sell real property to or to rent or purchase real property from a public agency, and no renewal or extension of such agreement, shall be valid and no payment shall be made to the lessor or seller of such property unless a statement, signed, under the penalties of perjury, has been filed by the lessor, lessee, seller or purchaser, and in the case of a corporation by a duly authorized officer thereof giving the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in said property with the commissioner of capital asset management and maintenance. The provisions of this section shall not apply to any stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation. In the case of an agreement to rent property from a public agency where the lessee's interest is held by the organization of unit owners of a leasehold condominium created under chapter one hundred and eighty-three A, and time-shares are created in the leasehold condominium under chapter one hundred and eighty-three B, the provisions of this section shall not apply to an owner of a time-share in the leasehold condominium who (i) acquires the time-share on or after a bona fide arms length transfer of such time-share made after the rental agreement with the public agency is executed and (ii) who holds less than three percent of the votes entitled to vote at the annual meeting of such organization of unit owners. A disclosure statement shall also be made in writing, under penalty of perjury, during the term of a rental agreement in case of any change of interest in such property, as provided for above, within thirty days of such change.

Any official elected to public office in the commonwealth, or any employee of the division of capital asset management and maintenance disclosing beneficial interest in real property pursuant to this section, shall identify his position as part of the disclosure statement. The commissioner shall notify the state ethics commission of such names, and shall make copies of any and all disclosure statements received available to the state ethics commission upon request.

The commissioner shall keep a copy of each disclosure statement received available for public inspection during regular business hours.

(9) This Disclosure Statement is hereby signed under penalties of perjury.

_____
PRINT NAME OF DISCLOSING PARTY (from Section 4, above)

_____
AUTHORIZED SIGNATURE of DISCLOSING PARTY DATE (MM / DD / YYYY)

_____
PRINT NAME & TITLE of AUTHORIZED SIGNER

EXHIBIT C
MEPA AGREEMENT

Dated:_____

The undersigned in partial consideration of and as a condition to the acquisition of Commonwealth land and improvements, if any, at 0 Lyman Street, Northborough, MA (the "Land") acknowledges and agrees that if there is any work or activity proposed on the Land which meets or exceeds a review threshold under the Massachusetts Environmental Policy Act ("MEPA") regulations at 301 C.M.R. 11.00 et. seq. ("MEPA Regulations") then prior to "Commencement of Construction" as defined under the MEPA Regulations, the undersigned shall file or cause to be filed with the MEPA Office at the Executive Office of Environmental Affairs, all such documents as are required by the MEPA Regulations in connection with such work or activities and shall complete the MEPA process. In any such filing, the fact that the interest in Land was acquired from the Commonwealth within five (5) years shall be disclosed. The undersigned also acknowledges that the MEPA Regulations provide that the scope of review of a project undertaken on land or an interest in land acquired from the Commonwealth extends to all aspects of the project undertaken on such land that are likely, directly or indirectly, to cause Damage to the Environment, as more specifically provided in the MEPA Regulations. The undersigned also agrees to provide to the Division of Capital Asset Management and Maintenance ("DCAMM") evidence of satisfaction of these MEPA requirements with respect to any work or activity at the Land occurring within five (5) years after the execution and delivery of the release deed. In the event MEPA review of the project requires preparation of an EIR, the undersigned agrees that Proposed Section 61 Findings for DCAMM will be prepared in accordance with 301 CMR 11.07(6)(K).

This agreement survives the delivery of the executed release deed and binds the undersigned and its successors and assigns.

Executed under seal.

[BUYER]

_____
(Signature)
Name:
Title:
Date:

Received by:

Commonwealth of Massachusetts Acting By and Through Its Division of Capital Asset Management and Maintenance

By:_____
Name: Adam Baacke
Title: Commissioner of Capital Asset Management and Maintenance

Date: _____

ABSOLUTE AUCTION EVENT

5 "State Land for Homes" Properties

Selling Individually to the Highest Bidder(s), Regardless of Price

On Behalf of

DIVISION OF CAPITAL ASSET MANAGEMENT & MAINTENANCE



Westborough 5.8± Acres



Northborough 5.45± Acres



Wilmington 2.5± Acres



"Brook House"

Phillipston 4.6± Acres



"Elliot House"

Templeton 5.8± Acres

AUCTIONS: Wednesday, September 10 at 11am

Auction Location: Four Points by Sheraton Boston Newton, 320 Washington St., Newton, MA

JJManning AUCTIONEERS

JJManning.com

800.521.0111

179 Old King's Hwy, Yarmouth Port, MA 02675

MA AUC LIC 111
BRO 1844
REF 25-2142 to 25-2146

Terms of Sale:
10% deposit at the auction of which **$20,000 or $10,000 per property as specified herein** in certified or bank check with remainder of the 10% of total purchase price by personal or business check at the auction as well. Balance is due at closing, and the closing is in 30 days, subject to the P&S. 10% Buyer's Premium will be added to the high bid & result will be the total purchase price. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment & inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

SITE TOURS:
Tuesday, September 2 (10-11:30am) - Wilmington
Tuesday, September 2 (12-1:30pm) - Westborough
Tuesday, September 2 (1:30-3pm) - Northborough
Wednesday, September 3 (12-2pm) - Phillipston & Templeton

ABSOLUTE AUCTION EVENT











5 "State Land for Homes" Properties

Selling Individually to the Highest Bidder(s), Regardless of Price

Auc Ref	Town	Address	Parcel ID	± Acres	Description	Zoning	Cert. Amount of 10% Deposit
25-2142	**Westborough**	0 Lyman St	38-1C-0	**5.84**	Land close to Rt 9	MUD	$20,000
25-2143	**Northborough**	0 Lyman St	91.0-1	**5.45**	Land close to Rt 9	RC	$20,000
25-2144	**Wilmington**	0 Salem St/Rt 62	R1-0-27	**2.50**	Land on Rt 62 close to I-93	R-20	$20,000
25-2145	**Phillipston**	461 Freight Shed Rd	SP4-A (part 49-8)	**4.60**	*Brook House campus* 7,600± sf & outbuildings	R-A	$10,000
25-2146	**Templeton**	0 Elliot Rd (Off Royalston Rd)	2-7-40-8.1	**5.79**	*Elliot House* 2,100± sf & outbuildings	R-A-5	$10,000

SITE TOURS: Tuesday, September 2 & Wednesday, September 3 (See Reverse Side for Times & Dates)

AUCTIONS: Wednesday, September 10 at 11am

Auction Location: Four Points by Sheraton Boston Newton, 320 Washington St., Newton, MA

DIVISION OF CAPITAL ASSET MANAGEMENT & MAINTENANCE

JJ Manning AUCTIONEERS

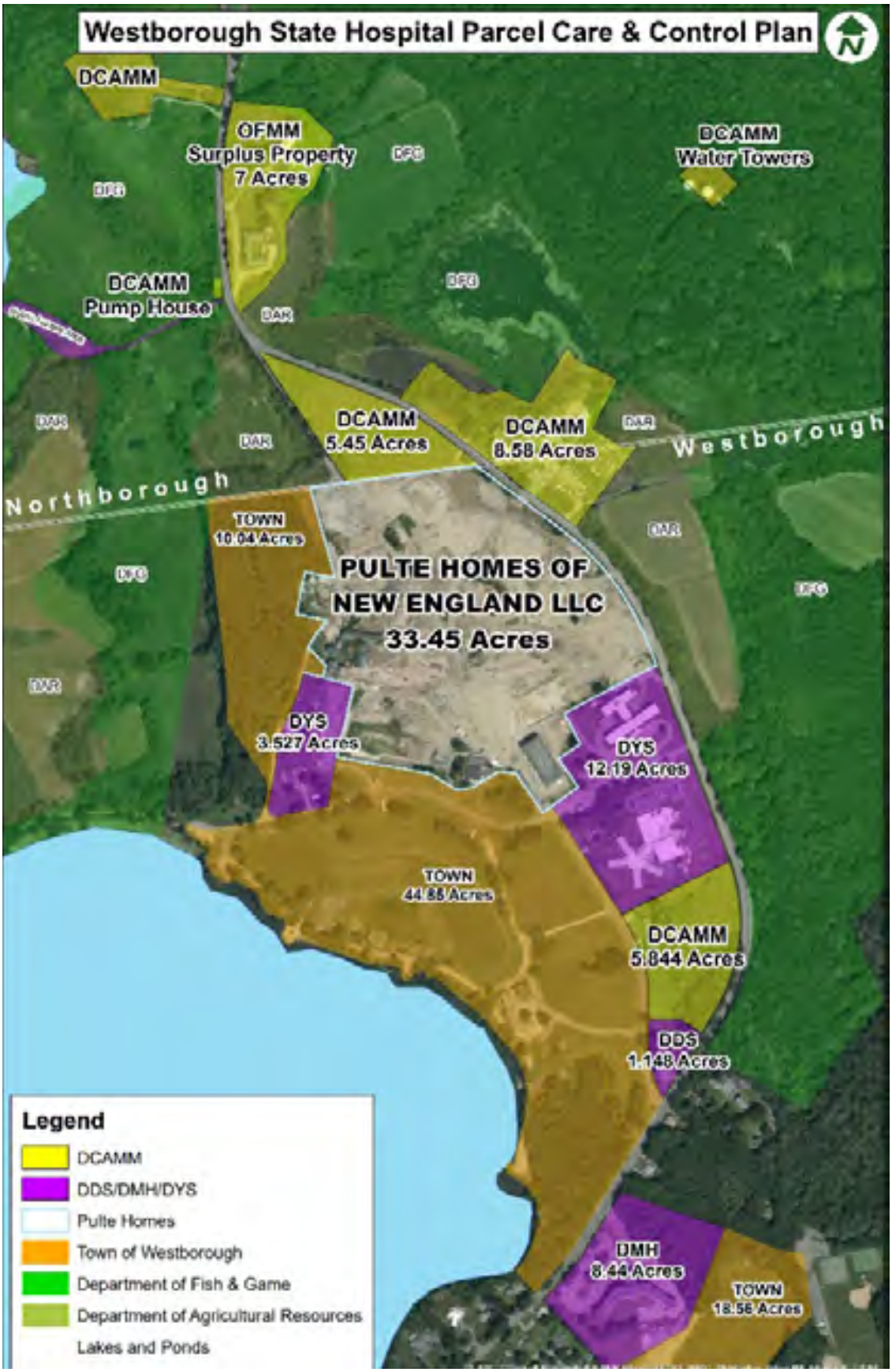
Property Information & Full Terms at:

JJManning.com

800.521.0111

Northborough Parcel

0 Lyman Street, Northborough, MA





THE COMMONWEALTH OF MASSACHUSETTS
STATE LAND FOR HOMES

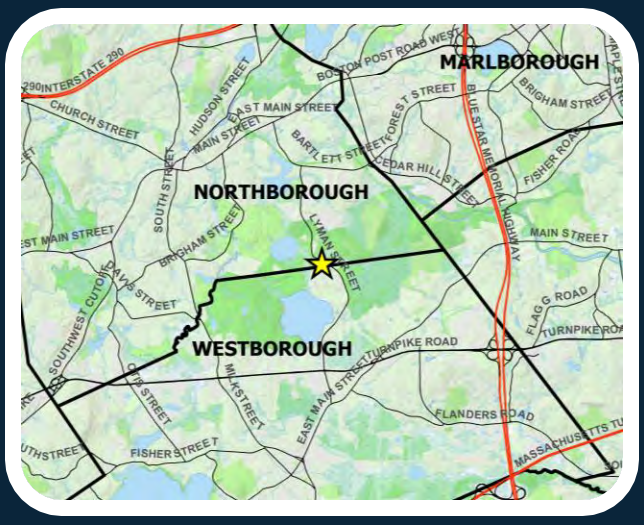
Governor Maura Healey & Lt. Governor Kim Driscoll

Lyman Street, Northborough

PROPERTY OVERVIEW

An open field close to Route 9 and on a main road near significant open space. Large, multi-family development partially occupied with additional new units under construction nearby. This site is near the Westborough Parcel.

Size: ±5.45 acres
Anticipated Release: Auction in Summer 2025
Permitting: 4 units/acre minimum through AHA
Utilities Assumed*: Electric
*Proposers are responsible for confirming available utilities.



For more information: https://mass.gov/statelandforhomes
Or email: realestate.dcamm@mass.gov

DIVISION OF CAPITAL ASSET MANAGEMENT & MAINTENANCE

Map	Lot	Sub	Sublot	Parcel ID	Building Location
091.0	0001	0000.0		091.0-0001-0000.0	0 LYMAN STREET

Northborough

Card: 1 of 1	Total Card	Total Parcel
APPR	1,330,200 /	1,330,200
USE + IMP	1,330,200 /	1,330,200
USE LAND	0 /	0
ASSESSED	1,330,200 /	1,330,200

PROPERTY LOCATION

0 LYMAN STREET
NORTHBOROUGH, MA 01532

OWNERSHIP

COMMONWEALTH OF MASS
WESTBOROUGH STATE HOSPITAL
P.O. BOX 288
WESTBOROUGH, MA 01581-0000

Occ		Type	

PREVIOUS OWNER

NARRATIVE DESCRIPTION

This parcel contains 5.45051 AC of land mainly classified as DMH-DMR with a building, having primarily Exterior.

OTHER ASSESSMENTS

Code	Desc	Amt	Comm Int Amt

PROPERTY FACTORS

Item	Code	Item	Code	%
Util 1		Dis 1	NORT	.00000
Util 2		Dis 2		
Util 3		Dis 3		
Census		Zone 1	RC	100
F. Haz		Zone 2		
Topo		Zone 3		
Street	P - PAVED	HX		
Traffic	M - MEDIUM			
Exempt				

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
914	0	0	5.45	1,330,200	1,330,200
914	0	0	0.00	0	0
Building Total	0	0	5.45	1,330,200	1,330,200
Parcel Total	0	0	5.45	1,330,200	1,330,200
Source	0 - Mkt Adj Cost	Tot Val SF/Bld		Tot Val SF/Prcl	

LEGAL DESCRIPTION

Westborough State Hospital

Lot Size	
Total Land	5.46
Land Unit Type	AC

Property ID: 4706

PREVIOUS ASSESSMENTS

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2025	FV	914	0	0	5.45051	1,330,200	1,330,200	1,330,200	Year end rollover	08/27/2024
2024	FV	914	0	0	5.45051	1,327,900	1,327,900	1,327,900	Year End	12/07/2023
2023	FV	914	0	0	5.45051	1,327,900	1,327,900	1,327,900	Year End Roll	12/09/2022
2022	FV	914	0	0	5.45051	1,327,900	1,327,900	1,327,900	Year End Roll	12/13/2021
2021	FV	914	0	0	5.45051	1,327,900	1,327,900	1,327,900	Year End Roll	12/18/2020
2020	FV	914	0	0	5.45051	1,327,900	1,327,900	1,327,900	Year End Roll (from FY2020)	12/11/2019
2019	FV	914	0	0	5.45051	1,327,900	1,327,900	1,327,900	Moving after tax rate added fo	12/06/2018
2018	FV	914	0	0	5.45051	1,327,100	1,327,100	1,327,100	Year End Roll	12/12/2017
2017	FV	914	0	0	5.45051	1,327,100	1,327,100	1,327,100	Year End Roll	12/07/2016
2016	FV	914	0	0	5.45051	1,327,100	1,327,100	1,327,100	year end	12/14/2015

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Type	Notes	Last Visit

ACTIVITIES

Date	Result	By

CATALIS
ADVANCING GOVERNMENT. ENGAGING CITIZENS.

User Account
GIS Coord 1
GIS Coord 2
Insp Date

Print Date / Time
3/10/2025 8:31 pm

Last Date / Time
apro

USER DEFINED

PriorID1a
PriorID2a
PriorID3a
PriorID1b
PriorID2b
PriorID3b
PriorID1c
PriorID2c
PriorID3c
Assessor Map

LAND SECTION (914)

LUC	LUC Desc	Alt %	Ft.	# Units	Depth	U. Type	L. Type	Ft.	Base V.	Unit Prc	Adj Prc	NBC	Ft.	Mod.	Inf 1	%	Inf 2	%	Inf 3	%	Appr	Alt 2 LUC	%	Spec L.V.	Juris	L. Ft.	Assessed	Notes
914	DMH-DMR		1	220,000		SF	PRIMARY	1		7.48	6.01	5	1	WSP	UN						1,323,200		0	0.00000		1	1,323,200	
914	DMH-DMR		1	0.4	1	AC	RESIDUAL	1		18,000	17,500	5	1	WSH							7,000		0	0.00000		1	7,000	

Total AC/HA	5.45	Total SF/SM	237,424.00	Parcel LUC	914 - DMH-DMR	P. NBC Desc	5	Tot	1,330,200	Spl Credit	0.00	Tot	1,330,200

Disclaimer: This Information is believed to be correct but is subject to change and is not guaranteed

Parcel ID 091.0-0001-0000.0

Exterior Information

Type			
Stry Hght			
(Liv) Units	0	Tot	0
Found			
Frame			
P. Wall			
Sec Wall			0
Roof Str			
Roof Cvr			
Color			
View			
Shape			
Bld Name			

General Information

Grade			
Year Blt		Eff Yr	
Alt LUC			
Juris			
Con Mod			

Interior Information

Avg Ht / Fl			
P. Int Wall			
Sec Int Wall			
Partition			
P. Floor			
Sec Floor			
Bmt Floors			
Sub Floors			
Bmt Garage	0		
Electric			
Insulation			
Int Vs Ext			
Heat Fuel			
Heat			
# Heat Sys	0		
Heated %		AC %	
Sol HW %		Ctrl Vac %	
Com Wall %		Sprink %	

Condo Information

Location	
Tot Units	
Floor	
% Own	
Name	

Bath Features

Full Bath	0	Rtng	
Add Full	0	Rtng	
3/4 Bath	0	Rtng	
Add. 3/4	0	Rtng	
1/2 Bath	0	Rtng	
Add. 1/2	0	Rtng	
Other Fix	0	Rtng	

Other Features

Kitchens	0	Rtng	
Add Kit.	0	Rtng	
Fireplaces	0	Rtng	
WS Flues	0	Rtng	

Depreciation

Phys Con	AV - Average	0
Functional		
Economic		
Special		
Override		
	Total	0%

Comments

Res Breakdown

Floor	No. Unit	Rooms	Bdrms
Bld Total			
Prcl Total			

Remodeling

Exterior	
Interior	
Add.	
Kitchen	
Bath	
Plumb	
Electric	
Heating	
General	

Calc Ladder

Base Rate	0.00	Depr	0
Size Adj	1.00000	Depr'd Total	0
Con Adj	1.00000	Juris Ft.	1.0000
Adj Prc	$0.00	Spec. Features	$0
Grade Ft.	1.00000	Lump Sum	
Other Feat	$0	Final Total	$0
NBH Mod	1.0000	Override Val	
NBC Infl	1.1800	Assmnt Ft.	1.0000
LUC Ft.	1.0000	Assessed Val	$0
Adj Tot (RCN)	0	Total $/SF	
Depr %	0%	Undepr $/SF	0.00000

Sketch

Mobile Home

Make		Model		Serial		Year	Color

Comparable Sales

Rtng	Parcel ID	Type	Sale Date	Price
Avg Rtng		Ind Val		

Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
Building Totals							
Parcel Totals							

Alt Areas

S. Area	Alt Type	% Alt	Tenants	Qual	% U

Special Features / Yard Items

Code	Desc	A	Y/S	Qty	Size	Qual	Con	Year	Unit Prc	D/S	Depr %	LUC	Ft.	NBC	Ft.	Juris	Ft.	Appr Val	Assessed
Building Totals				Yard Item Appr							Special Feature Appr								
Parcel Totals				Yard Item Appr							Special Feature Appr								

Image

Disclaimer: This Information is believed to be correct but is subject to change and is not guaranteed



DIVISION OF CAPITAL ASSET MANAGEMENT & MAINTENANCE

DCAMM Northborough Land
0 Lyman Street
Parcel ID: 215-91-1
5.45 +/- Acres

1 inch = 100 feet

Legend

DCAMM - Parcel

Data Sources:
MassGIS - Assessors Datalayer, 2025
Bing Maps Aerial with Labels
By: DCAMM, Jason Hodgkins
Date: 2/12/2025

0 Lyman St.



Property Information

Property ID	091.0-0001-0000.0
Location	0 LYMAN STREET
Owner	COMMONWEALTH OF MASS

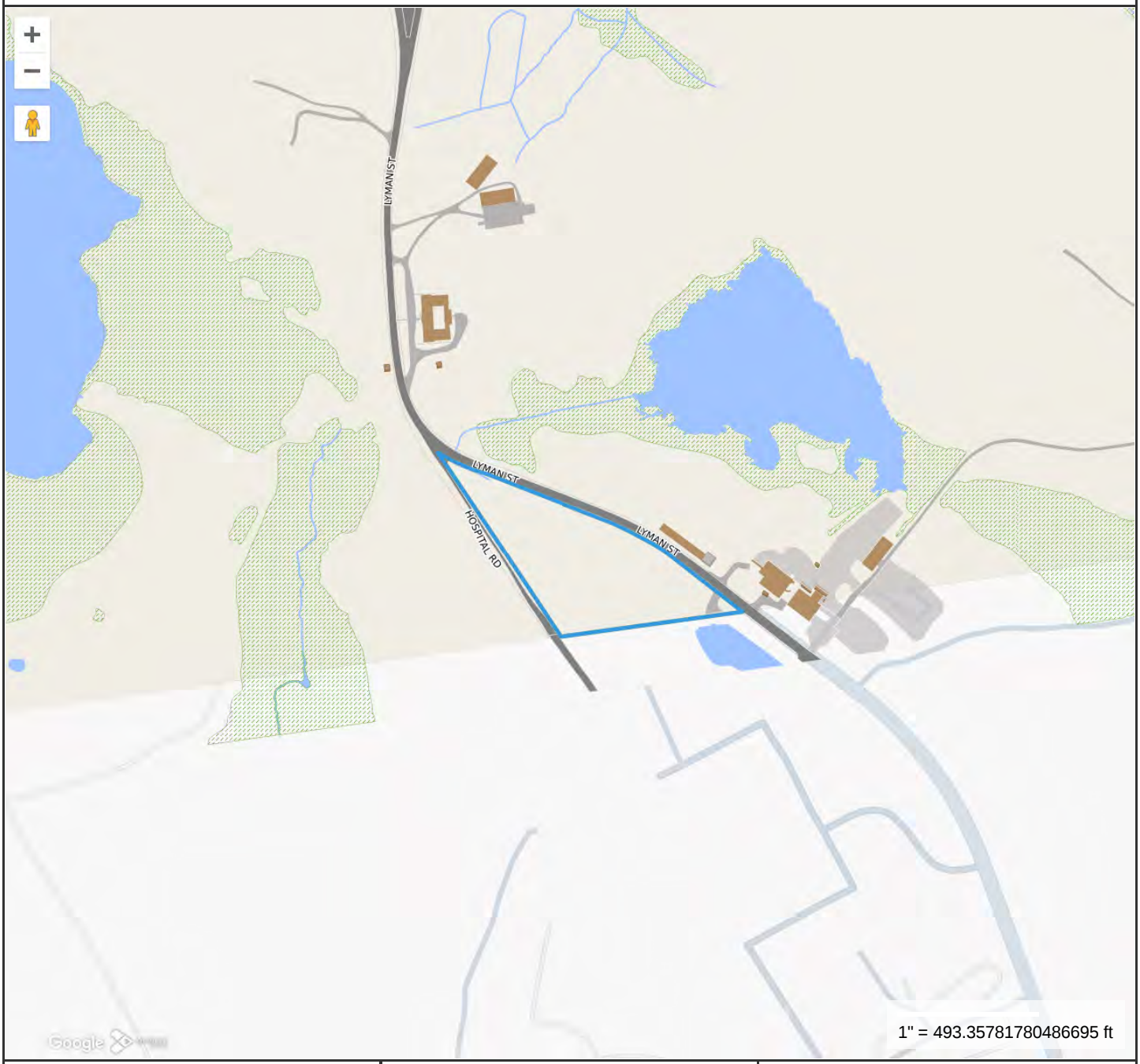
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town of Northborough, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 12/20/2024
Data updated 01/02/2025

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

0 Lyman St.



Property Information

Property ID	091.0-0001-0000.0
Location	0 LYMAN STREET
Owner	COMMONWEALTH OF MASS

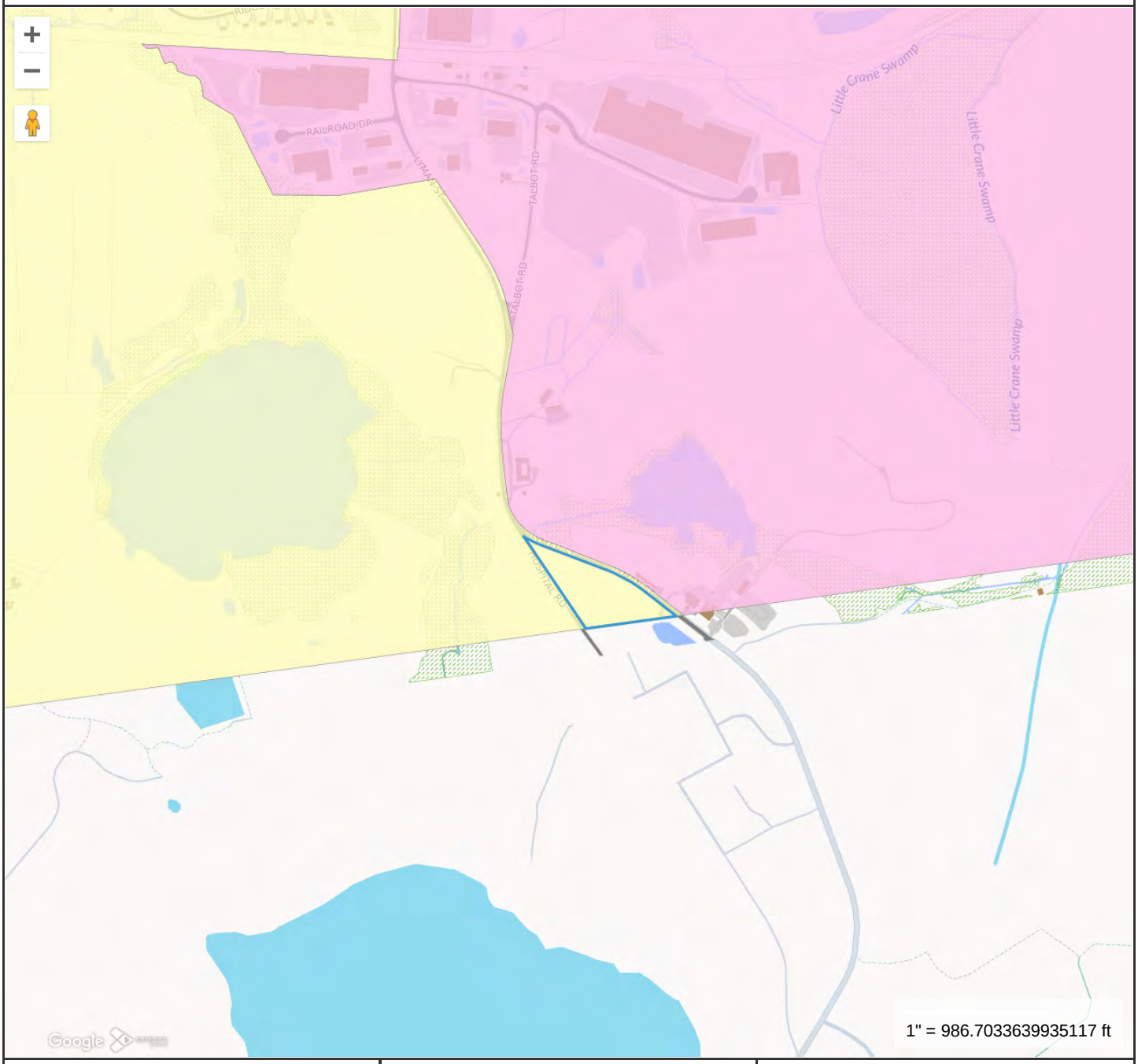
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Zoning



Property Information

Property ID	091.0-0001-0000.0
Location	0 LYMAN STREET
Owner	COMMONWEALTH OF MASS

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

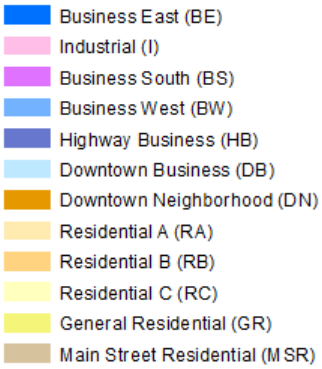
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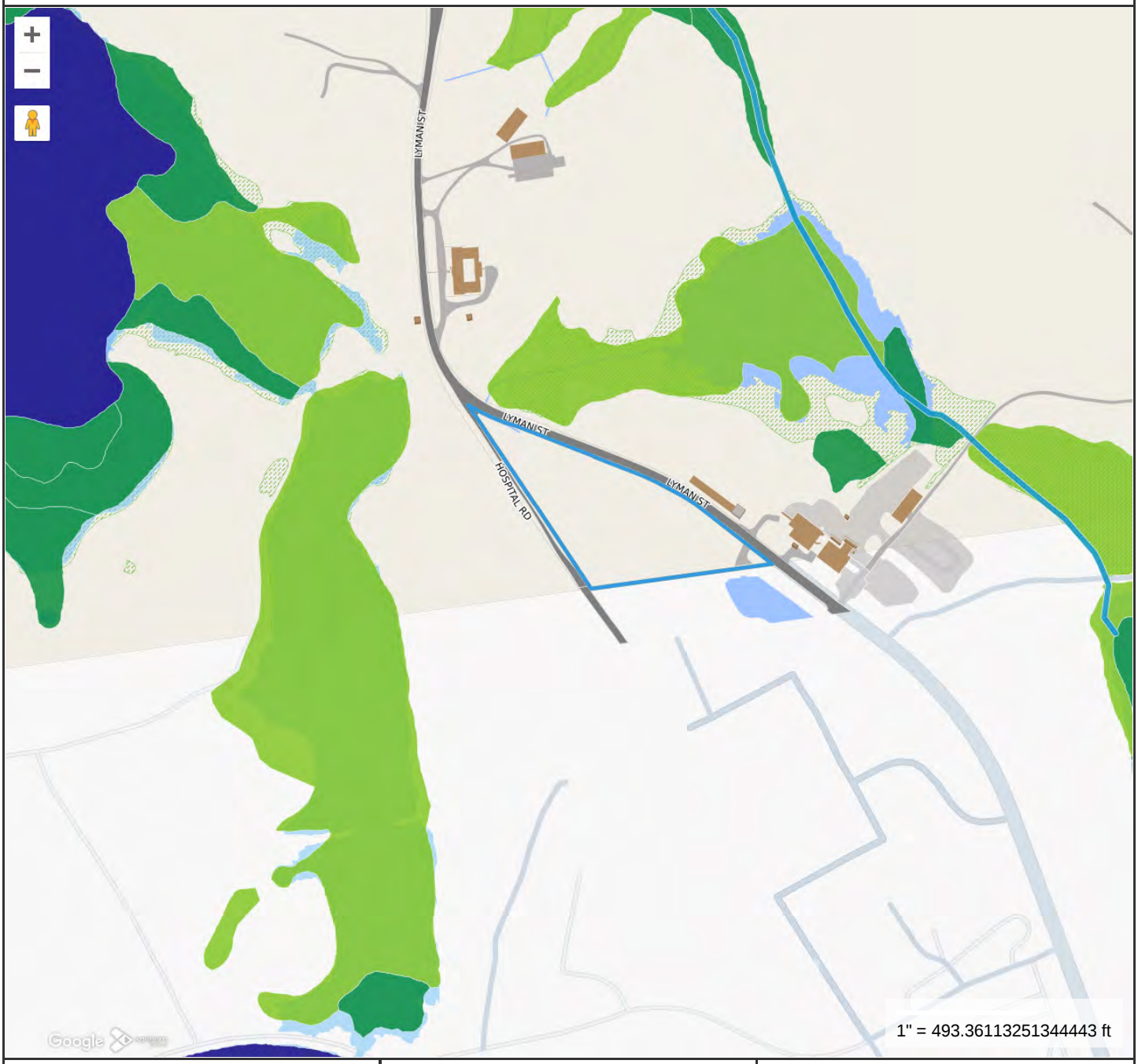
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Map Theme Legends

Zoning



Wetlands



Property Information

Property ID	091.0-0001-0000.0
Location	0 LYMAN STREET
Owner	COMMONWEALTH OF MASS

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

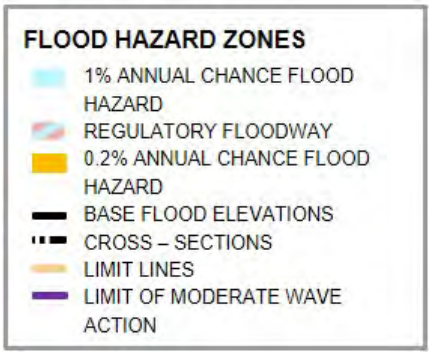
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Geometry updated 12/20/2024
Data updated 01/02/2025

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Map Theme Legends

FEMA Flood Zones



All data included in this layer are considered "final" by FEMA. Any preliminary data that appear on maps displayed at community meetings, etc., are not included here. This map service includes data published by FEMA as of July 21, 2014.

FEMA FIRM Panels



Use Map Panel Numbers to reference FEMA FIRM Maps

MassGIS: National Wetlands Inventory



MassGIS: National Wetlands Inventory, Nov 2020

PLAN OF THE WESTBOROUGH STATE HOSPITAL

LYING IN THE TOWNS OF WESTBOROUGH AND NORTHBOROUGH

SCALE 200 ft. to 1 in.

JAN. 1913

R. E. ALLEN & SON, CIVIL ENGINEERS, SHREWSBURY, MASS.

WEST 1-7

HERBERT A. KIMBALL

LYMAN SCHOOL FOR BOYS

LITTLE CHAUNCEY LAKE

LAKE CHAUNCEY

NORTHBOROUGH

WESTBOROUGH

ESTATE OF SARAH F. GREEN

FORMERLY E. N. BEMIS

COLLIN'S FARM

RICHMOND COLONY

SUNRISE COLONY

JOHN BOWMAN EST.

MASON TAFT

HEIRS OF PERRY ADAMS

STEPHEN A. GREMORE

CURTIS A. HARRINGTON

WORCESTER CONSOLIDATED STREET RAILWAY

METROPOLITAN WATER WORKS

STATE ROAD

TOWN LINE

AREA IN JAN. 1913

IN NORTHBOROUGH = 231.10 ACRES

" WESTBOROUGH = 467.83 "

TOTAL AREA 698.93 ACRES

COLLINS FARM OF 67 7/10 ACRES PURCHASED AUG. 5TH

PHOTO GALLERY

0 LYMAN ST., NORTHBOROUGH, MA





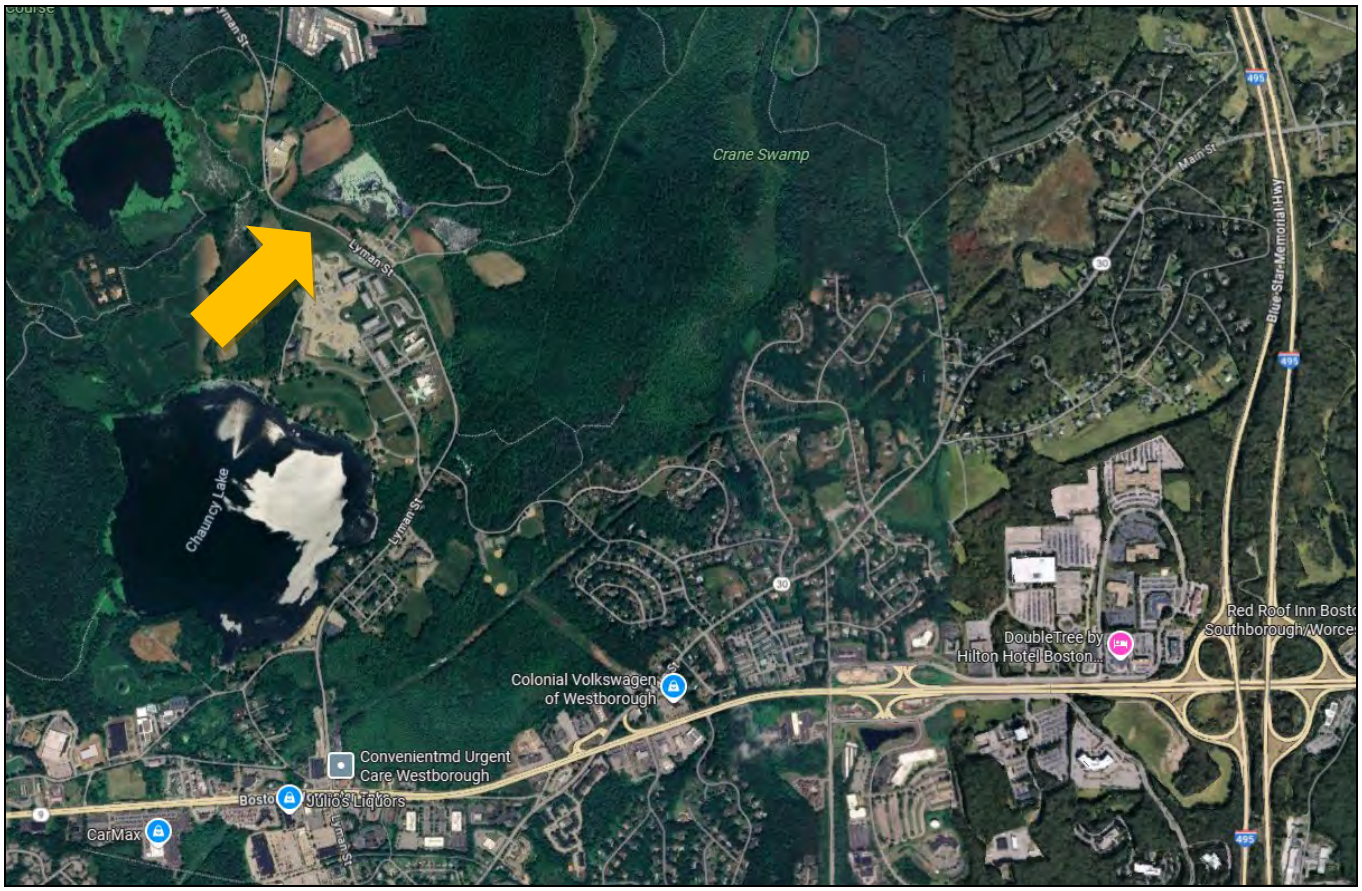




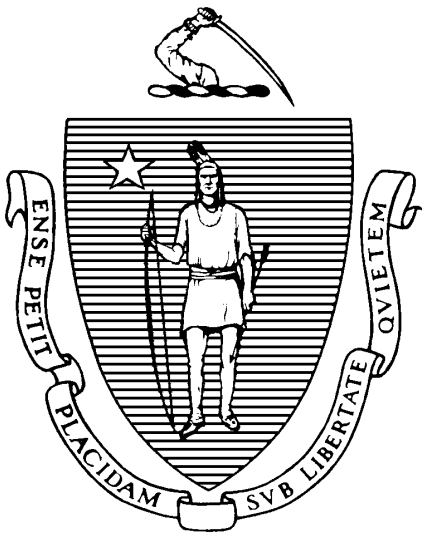
MAP

0 LYMAN ST., NORTHBOROUGH, MA





Volume 45, Issue 30, July 23, 2025



The Central Register

Published by: The Secretary of the Commonwealth, William Francis Galvin

CR-3 CENTRAL REGISTER - ACQUISITION OR DISPOSITION OF REAL PROPERTY

The proposed sale, rental, acquisition or disposition of public property which is 2,500 sq. ft. or more. Must be published 30 days prior to the proposed deadline.

AWARDING AUTHORITY:

AGENCY:

Capital Asset Management and Maintenance, Division of (DCAMM)
One Ashburton Place, 15th Floor
Boston, MA 02108

PROJECT NUMBER:

PROPOSAL DEADLINE DATE AND TIME:
9/10/25 @ 11:00 A.M.

CONTACT INFORMATION: PHONE 857-319-7573 FAX

Warren A. Madden, Senior Project Manager EMAIL: warren.madden@mass.gov

TRANSACTION TERMS:

ACQUISITION: ☐ PURCHASE ☐ LEASE DISPOSIITION: ☑ SALE ☐ LEASE

DESCRIPTION OF PROPERTY:

5.45+/- acres of surplus state-owned land located at 0 Lyman Street (Assessor's Parcel # 215-91-1) in the town of Northborough.

ESTIMATED VALUE, SOURCE OF VALUATION:

ADDITIONAL INFORMATION Pursuant to St. 2024, c. 150, § 121 (the Affordable Homes Act), DCAMM will conduct an absolute auction of 5.45+/- acres of surplus state-owned land located at 0 Lyman Street (Assessor's Parcel # 215-91-1) in the town of Northborough for Housing Purposes, as defined by the Affordable Homes Act. The absolute auction will be held on 09/10/25 at 11:00 A.M. at the Four Points by Sheraton Boston Newton Hotel, 320 Washington Street in Newton. Complete instructions, including registration and bidding, terms and requirements for the auction of the Premises are set forth in the Property Information Package, which may be obtained by contacting JJ Manning Auctioneers at 800-521-0111 or online at www.jjmanning.com.

RECEIVED
MAR 3 1 2025
MASS. HIST. COMM
RC. 76580

950 CMR: OFFICE OF THE SECRETARY OF THE COMMONWEALTH

APPENDIX A MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD
BOSTON, MASS. 02125
617-727-8470, FAX: 617-727-5128

PROJECT NOTIFICATION FORM

Project Name: Northborough - Disposition (5.45 +/- acres)

Location / Address: 0 Lyman Street

City / Town: Northborough, MA

Project Proponent

Name: Division of Capital Asset Management and Maintenance

Address: One Ashburton Place, 15th Floor

City/Town/Zip/Telephone: Boston, MA 02108

After review of MHC files and the materials you submitted, it has been determined that this project is unlikely to affect significant historic or archaeological resources.

Brona Simon 4/30/25

Brona Simon
Executive Director
State Historic Preservation Officer
Massachusetts Historical Commission

Date

Agency license or funding for the project (list all licenses, permits, approvals, grants or other entitlements being sought from state and federal agencies).

Agency Name	Type of License or funding (specify)

Project Description (narrative):

The 0 Lyman Street, Northborough property is a 5.45+/- parcel of land remaining from the closure of the former Westborough State Hospital. A large portion of the former hospital is located in Westborough. The subject parcel is an undeveloped piece that extends into Northborough.

The Division of Capital Asset Management and Maintenance ("DCAMM") identified the Premises as real property surplus to the Commonwealth's current and foreseeable need and shall dispose of the Premises through a competitive public auction. DCAMM plans to dispose of the Premises by release deed with historic covenants.

Does the project include demolition? If so, specify the nature of demolition and describe the building(s) which are proposed for demolition.

There are no known structures on the site.

Does the project include rehabilitation of any existing buildings? If so, specify the nature of rehabilitation and describe the building(s) which are proposed for rehabilitation.

There are no known buildings structures on the site.

Does the project include new construction? If so, describe (attach plans and elevations if necessary).

Unknown

APPENDIX A (continued)

To the best of your knowledge, are any historic or archaeological properties known to exist within the project's area of potential impact? If so, specify.

The subject parcel is an undeveloped lot located on the northern edge of the former Westborough State Hospital campus (MHC ID: WBO.B).

What is the total acreage of the project area?

Woodland	5.45+/ acres	Productive Resources:	
Wetland	acres	Agriculture	acres
Floodplain	acres	Forestry	acres
Open space	acres	Mining/Extraction	acres
Developed	acres	Total Project Acreage	5.45+/- acres

What is the acreage of the proposed new construction? **TBD** acres

What is the present land use of the project area?

The current use is wooded undeveloped land.

Please attach a copy of the section of the USGS quadrangle map which clearly marks the project location.

This Project Notification Form has been submitted to the MHC in compliance with 950 CMR 71.00.

Signature of Person submitting this form: _____ Date: March 31, 2025

Name: Rayna Rubin, Project Manager, DCAMM

Address: One Ashburton Place, 15th Floor

City/Town/Zip: Boston, MA 02108

Telephone: 617-429-1717

REGULATORY AUTHORITY

950 CMR 71.00: M.G.L. c. 9, §§ 26-27C as amended by St. 1988, c. 254.

7. Original owner (if known) SEE FORM S.H.6

Original use,

Subsequent uses (if any) and dates

8. Themes (check as many as applicable)

Aboriginal	____	Conservation	____	Recreation	____
Agricultural	____	Education	____	Religion	____
Architectural	____	Exploration/ settlement	____	Science/ invention	____
The Arts	____	Industry	____	Social/ humanitarian	____
Commerce	____	Military	____	Transportation	____
Communication	____	Political	____		
Community development	____				

9. Historical significance (include explanation of themes checked above)

hospital. The state had acquired property adjacent to the original lands, and they purchased other property in this area. On this adjacent area they constructed a new reform school which was dedicated to the schools first and most generous patron, The Honorable Theodore Lyman.

after 1884

7. Identifying American Architecture-John J. -G. Blumenson- American Association for State and Local History- Nashville 1977

10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. The History of Westborough Massachusetts Part II The Later History by Edward Craig Bates published by the Town 1891.
2. The National Maga zine April 1854 pages 165-176
3. Gleason's Pictorial Drawing Room Companion
4. Commemorative Booklet Westborough Massachusetts by The Westborough 250th Anniversary Committee and Rachael Dearing 1967
5. Documents printed by The Senate of the Commonwealth of Massachusetts 1847, 1848, 1849.
6. Copy of a program f[illegible] Dedication Exercises West[illegible]rough State Reformatory 1860.

7. Historical data. Explain the historical/architectural importance of this area.

The Westborough State Hospital is located in the section that was the first settlement of the town of Westborough. In 1638 the Reverend Charles Chauncy arrived in America. He preached to the pilgrims for 16 years, but was dismissed in 1654. Just before his return to England he was offered the position as second president of Harvard College. He accepted; however, the salary being insufficent the General Court granted him 500 acres in Marlborough to compensate for his expenditures. The residents of Marlborough appealed to the court to grant him another tract of land. The court did so, but the area became known as Chauncy and today the Great Pond in this area is named Lake Chauncy.

Settlers from Marlborough began to move into Chauncy. In approximately 1682 Thomas Brigham, his brother John Brigham, and their nephews John and Sam Fay purchased a 500 acre grant from the heirs of Govenor Eaton of Conn. The Eaton land grant was located in Chauncy. David, son of Thomas Brigham, born in 1678 was given a tract of land on the north side of Lake Chauncy. David's original farm house was 60 rods from the present administration building of the Westborough State Hospital. The Brigham farm eventually became the Peters farm which the state purchased in 1846 for the purpose of establishing a State Reform School. Then in 1885 this became the Westborough State Hospital.

In 1884 the Westborough State hospital was incorporated and the original buildings were transferred to the hospital in 1885. It was at this time that the buildings were greatly remodeled and painted to cover these changes. It was occupied in1886, and it has been used for this purpose in varying degrees till the present time.

The original building built in 1848 as a reform school had specific merits explained in form S.H. 6. Our research centered on this paricular building.

8. Bibliography and/or references such as local histories, deeds, assessor's records, early maps, etc.

1. The History of Westborough Massachusetts Part II The Later History by Edward Craig Bates published by the Town 1891.
2. The National Magazine April 1854 pages 165-176
3. Gleason's Pictorial Drawing Room Companion
4. Commemorative Booklet Westborough Massachusetts by The Westborough 250th Anniversary Committee and Rachael Deearing 1967
5. Documents printed by The Senate of the Commonwealth of Massachusetts 1847, 1848, 1849.
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7. Identifying American Architecture- John J.-G. Blumenson-American Association for State and Local History- Nashville 1977

3662/138

The Commonwealth of Massachusetts, acting through its Youth Service Board, under and by virtue of the authority of Chapter 590 of the Acts of 1953 and every other power and authority in anywise enabling, with the recommendation of the Commission on Administration and Finance and with the approval of the Governor and Council, does hereby transfer to the control of the Division of Fisheries and Game of said Commonwealth of Massachusetts the land in Northborough and Westborough, Worcester County, Massachusetts, shown on plan entitled "Plan to show property in Northborough and Westborough, Massachusetts, owned by Commonwealth of Massachusetts, compiled partly from old plan by R. E. Allen and partly from recent survey by K. M. Shaw, Area in Westborough 153 Acres+/-, Area in Northborough 21 Acres+/-, Total Area 174 Acres+/-, Scale 1 in. = 300 ft., Date Sept. 1, 1954, plan by Kenneth Shaw, Sutton, Mass." and described as follows:-- A certain tract or parcel of land situated on the easterly side of the Assabet River, partly in the Town of Westborough, and partly in the Town of Northborough in the County of Worcester, containing 174 acres more or less; 21 acres of which lie in Northborough, the remainder in Westborough. Beginning at the southwest corner thereof at a corner of walls on the north side of a town road at land formerly of Charles D. Cobb; thence by land formerly of Charles D. Cobb following a stone wall N. 29° 55' W. 167 feet to angle in wall; thence N. 30° 25' W. 145.30 feet to angle in wall; thence N. 30° 35' W. 425 feet to the Assabet River; thence in a generally northeasterly direction by said Assabet River to land of one Rhodes; thence south 59° 50' E. 75 feet to a corner; thence N. 29° 10' E. 250.80 feet to a corner; the last two courses being by land formerly of Rhodes; thence by land formerly of T. A. Kimball, S. 59° 42' E. 258.30 feet to a point; thence S. 58° 52' E. 383 feet to a point; thence S. 58° 17' E. 400 feet to a point; thence S. 58° 55' E. 400 feet to a point; last line crossing town line; thence S. 57° 36' E. 156.40 feet to a point; thence N. 48° 17' E. crossing town line into Northborough 915 feet to a corner; thence by land of Westborough State Hospital S. 17° 44' E. 200 feet to a point; thence S. 18° 30' E. crossing town line

...to Westborough 660 feet to a point; thence S. 22° 25' E. 444 feet to a corner; thence S. 64° 40' W. 336.70 feet to a point; thence S. 62° 33' W. 624.70 feet to a point; thence S. 31° 44' W. 317 feet to a point; thence S. 14° 22' E. 301.20 feet to a point; thence S. 2° 09' E. 701.80 feet to a point; thence S. 39° 14' E. 192 feet to a point; thence N. 88° 56' W. 882.70 feet to a point; thence N. 85° 05' W. 489.20 feet, more or less, to a point; thence by land of Lyman School for Boys N. 1° 34' W. 686.70 feet by a cart road; thence by a center line of a road N. 77° W. 855 feet to a point opposite the barn; thence, by said road, N. 75° W. 270 feet to a point; thence by said road N. 88° 40' W. 224 feet to a point; thence N. 7° 30' E. 185 feet to a corner; thence N. 72° W. 96.53 feet to a corner; thence S. 49° W. 284.50 feet to a corner, the last line being parallel to and 53 feet northwesterly from northwest wall of the house formerly of Allyn D. Phelps; thence S. 29° 45' E. 142 feet to center line of road; thence by center of said road by the following four courses: S. 44° 35' W. 217.26 feet, S. 63° W. 239.80 feet, S. 69° W. 89.80 feet, S. 71° 30' W. 75.00 feet; thence N. 29° 55' W. 16.50 feet to point of beginning.

In accordance with the provisions of said Chapter 590 of the Acts of 1953 the Youth Service Board hereby certifies that the property is no longer necessary for its program.

In witness thereof the said Commonwealth of Massachusetts has caused these presents to be executed in its name and behalf by the Youth Service Board this fourth day of January, 1955

COMMONWEALTH OF MASSACHUSETTS

Signed by: _____) Youth
Chairman and Director of the Division of Youth Service) Service Board

Recommended by: _____) Commission on Administration and Finance

Approved as to Form:

William J. Gibson
Assistant Attorney General

Approved in Council:

Date: Mar. 27, 1955

Executive Secretary

WITNESS THE GREAT SEAL OF THE COMMONWEALTH

Deputy Secretary of the Commonweal

Recorded March 4, 1955 at 8h. 30m. A. M.

END OF INSTRUMENT

KNOW ALL MEN BY THESE PRESENTS

THAT THE PEOPLE'S SAVINGS BANK A CORPORATION DULY ESTABLISHED BY LAW, AND HAVING ITS PLACE OF BUSINESS IN THE CITY OF WORCESTER, COUNTY OF WORCESTER, AND COMMONWEALTH OF MASSACHUSETTS, THE MORTGAGEE NAMED IN A CERTAIN MORTGAGE GIVEN BY Carl K. Hjelm DATED March 8, 1948 AND RECORDED IN THE WORCESTER DISTRICT REGISTRY OF DEEDS IN SAID COUNTY, BOOK 3109 PAGE 416 BOOK PAGE BOOK PAGE HEREBY ACKNOWLEDGES THAT IT HAS RECEIVED FROM XXXXXXXXXXXXXXXXXXXXXXXXX FULL PAYMENT AND SATISFACTION OF THE SAME; AND IN CONSIDERATION THEREOF IT HEREBY CANCELS AND DISCHARGES SAID MORTGAGE.

IN WITNESS WHEREOF, THE SAID PEOPLE'S SAVINGS BANK HAS CAUSED ITS CORPORATE SEAL TO BE HERETO AFFIXED AND THESE PRESENTS TO BE SIGNED, ACKNOWLEDGED, AND DELIVERED IN ITS NAME AND BEHALF BY John F. Handfield ITS TREASURER, HERETO DULY AUTHORIZED THIS 3 rd DAY OF March A. D. 19 55.

PEOPLE'S SAVINGS BANK

BY John F. Handfield TREASURER

COMMONWEALTH OF MASSACHUSETTS.

WORCESTER, SS. March 3, 19 55

John F. Handfield

thence S. 58° 55' E. 400 feet to a point; last line crossing town line; thence S. 57° 36' E. 156.40 feet to a point; thence N. 48° 17' E. crossing town line into Northborough 916 feet to a corner; thence by land of Westborough State Hospital S. 17° 44' E. 200 feet to a point; thence S. 18° 30' E. crossing town line

5612 /152

KNOW ALL MEN BY THESE PRESENTS, that the Commissioner of Mental Health of the Commonwealth of Massachusetts and the Trustees of the Westborough Insane Hospital now known acting as the Trustees of the Westborough State Hospital, in accordance with the provisions of Chapter 580 of the Acts of 1972, do hereby transfer control of certain land situated in the Town of Westborough, Worcester County, with the approval of the Commissioner of Administration of the Commonwealth of Massachusetts, to the Massachusetts Division of Fisheries and Game. 100 Cambridge Street Boston

Consideration less than $100.00.

The land above referred to is bounded and described as follows:

Land in Westboro

Beginning at the Southeasterly corner of the premises on Chauncy Pond, so called, and at land now or formerly of George H. Rogers at the center of a brook; thence running Westerly by line of said brook by said Rogers lands and lands formerly of J. Bowman about twelve hundred and sixty-nine (1,269) feet, more or less, to a Muddy Pond, so called; thence Southeasterly through said Muddy Pond about one hundred and fifty (150) feet; thence Southerly by fence and wall by land formerly of said Bowman about six hundred and twenty (620) feet to a corner of the wall; thence Northwesterly by land formerly of said Bowman as the wall stands about two hundred and ninety-five (295) feet to a corner of the wall; thence Northerly by land formerly of said Bowman by a wall and fence four hundred and twenty-eight (428) feet more or less; thence Westerly by land formerly of said Bowman as the wall now stands one thousand and seventy-nine (1,079) feet, more or less; thence Southerly by land formerly of said Bowman one hundred and seventy-four (174) feet, more or less, as the wall now stands to land of said Commonwealth of Massachusetts; thence Northwesterly by the wall seven hundred and sixty-one (761) feet, more or less; thence Northerly by the wall one thousand seven hundred fifty-nine and one-half (1,759.5) feet, more or less, by land of said Commonwealth to a right of way; thence Easterly by a fence fifty-six (56) feet, more or less; thence Northerly by a wall sixteen and one-half (16.5) feet more or less on said right of way to a corner of the wall; thence Easterly by the wall one thousand three hundred sixty-four (1,364.5) and one-half feet more or less by land now or formerly of S. R. Rice and Southeasterly by the wall one thousand four hundred fifty-four and one-half (1,454.5) feet, more or less, by land of said Chauncey Pond; thence Southeasterly and Southerly by said Chauncey Pond about two thousand two hundred (2,200) feet more or less to the point of beginning, be any of said measurements more or less.

Being the same premises conveyed to the Trustees of the Westborough Insane Hospital by Bernard F. Merriam in a deed recorded in the Worcester County Registry of Deeds in Book 1687, Page 442, dated July 3, 1901, to which reference is hereby made.

Excepting and excluding from this transfer a certain parcel conveyed to Israel A. Chase, Lewis Y. Chase and Arthur E. Chase, as trustees of Chase Realty Trust, by deed dated July 17, 1970 and recorded with Worcester District Registry of Deeds, Book 5058, Page 24 and as more particularly described therein.

Now, therefore, I William Goldman, M.D.,
Commissioner of Mental Health, and we
Donato D. Bernardone, Richard R. Sjolander,
Donald N. Gillis, a majority of Trustees of the Westboro Insane Hospital, in accordance with the provisions of Chapter 580 of the Acts of 1972, do hereby transfer the control of and use of the above described land to the Division of Fisheries and Game this 27th day of March 1974.

Commissioner of Mental Health:

William Goldman, MD

Trustees of Westboro State Hospital:

APPROVED May 8, 1974.

William F. Cosgrove
Commissioner of Administration and Finance

APPROVED AS TO MATTERS OF FORM:

Assistant Attorney General
Commonwealth of Massachusetts

as trustees of Chase Realty Trust, by deed dated July 17, 1970 and recorded with Worcester District Registry of Deeds, Book 5058, Page 24 and as more particularly described therein.

THE COMMONWEALTH OF MASSACHUSETTS

Suffolk S. S. March 27 1974

Then personally appeared the above named Commissioner of Mental Health, William Goldman, M.D., and acknowledged the foregoing instrument to be his free act and deed, before me

Notary Public

My Commission Expires Nov 26, 1976

Recorded OCT 31 1974 at 9 h. 46 m. A.M.

as trustees of Chase Realty Trust, by deed dated [illegible] and recorded with Worcester District Registry of Deeds, Book 5058, Page 24 and as more particularly described therein.

Peters Sewell } Know all men by these presents, that I Sewell Peters of Westborough in
to } the County of Worcester, in the Commonwealth of Massachusetts, Esquire,
Com. of Massachusetts } in consideration of Nine Thousand Dollars, to me paid by the Commonwealth
of Massachusetts, the receipt whereof I do hereby acknowledge, do hereby give, grant,
sell and convey unto the said Commonwealth all those tracts of land, situate in
Westborough which constitutes the farm whereon I now live bounded and described
as follows viz. Beginning at Channing Bonds at a corner of Jedediah Warren's
lands and running by said Warren's lands N. 81 E. twenty three rods seventeen
links and N. 83 E. twenty three rods seven links to the road leading from West-
borough to Northborough, thence turning and running by said road, N. 23½ W.
twenty nine rods sixteen links and N. 37½ W. eleven rods nine links and N. 20 W.
thirty eight rods eight links and N. 26½ W. forty seven rods twenty one links to the
line of the town of Northborough, thence turning and running S. 89½ W. thirty three
rods eight links by other land of the grantor and S. 69 W. fifty three rods by said
other lands of the grantor and by land of Walker and of N. Brigham and
S. 83 W. sixty nine rods twenty links by land of N. Brigham and of Wheeman
and S. 75½ W. twenty two rods fifteen links by lands of Sibley and S. 89 W.
eighty two rods and S. 75½ W. eighteen rods twenty links and S. 154 E. seventeen
rods fifteen links and S. 63 E. forty two rods six links and S. 43½ E. four rods
fifteen links by Ray's land and S. 49½ E. by Ray and Warren's lands ninety one
rods twenty three and a quarter links to Channing Bonds thence turning and run-
ning by said Channing Bonds three hundred & forty one rods four links to the
place of beginning; to hereon the same may be bounded or reputed to be bounded
& is the same farm whereon I now live, containing, by the admeasurement of
Charles H. Hill, Esquire one hundred eighty acres one hundred and fourteen rods
of land be the same more or less with all the buildings thereon standing and all
the privileges and appurtenances thereto belonging. To have and to hold
the aforegranted premises to the said Commonwealth of Massachusetts their suc-
cessors and assigns, to their use forever in fee simple. And I do for myself,
my heirs executors and administrators covenant with the said Commonwealth
of Massachusetts, their successors and assigns, that I am lawfully seized in
fee of the aforegranted premises; that they are free of all incumbrances; that I
have good right to sell and convey the same premises to the said Commonw-
wealth of Massachusetts, and that I will warrant and defend the same to the
said Commonwealth their successors and assigns forever against the lawful
claims and demands of all persons. In witness whereof I the said
Sewell Peters with Mary Peters my wife in token of her relinquishment of all
her possible right of dower in the premises have hereunto set our hands and
seales this twenty third day of December in the year of our Lord
one thousand eight hundred and forty three. Sewell Peters (L.S.)
Signed sealed and delivered } Mary Peters (L.S.)
in presence of us Samuel E. Sawyer Marshall Brooks

Commonwealth of Massachusetts. Worcester ss. Dec. 23d. 1846. Then personally appeared Lovell Peters within named and acknowledged the within written instrument by him subscribed to be his free act and deed before me

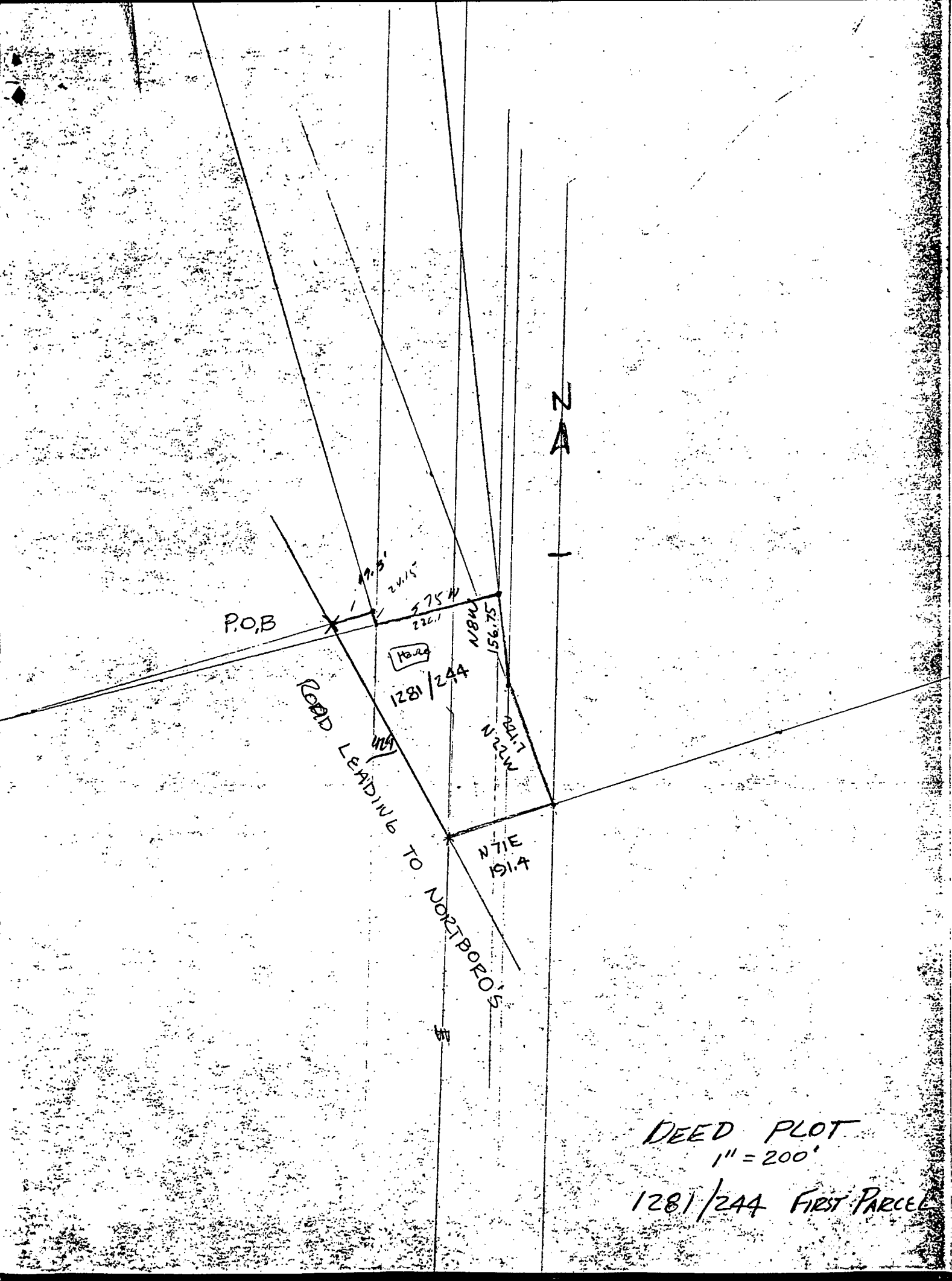
Alfred Dwight Foster Justice of the Peace.

Rec'd Dec. 24th 1846 at 10h 15m A.M. Ent'd & Ex'd & Ret'd by Mr. H. Miller, Atty.

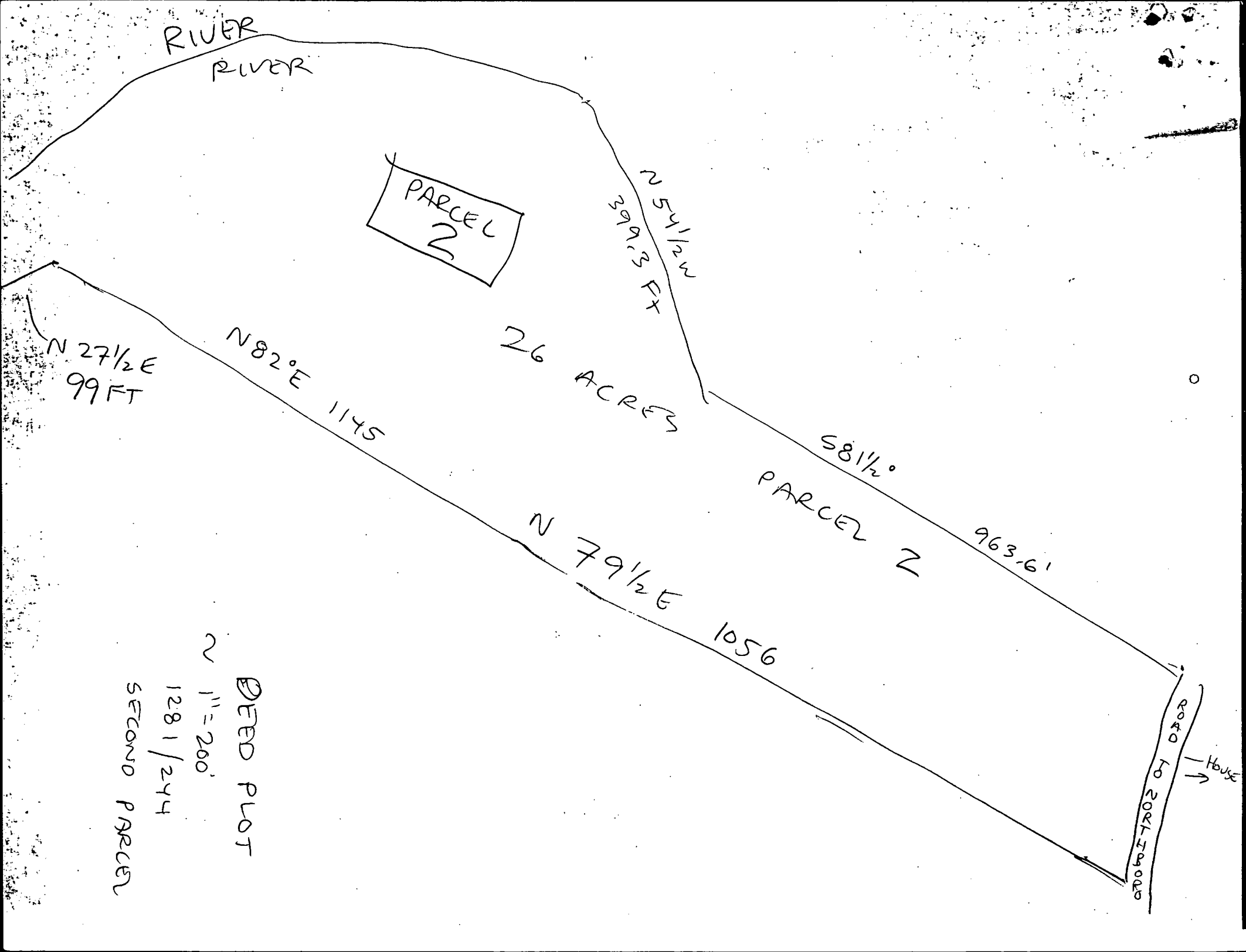
Worcester, ss. A true photostatic copy of record,
of Worcester District Registry of Deeds,
BOOK 417 PAGE 409

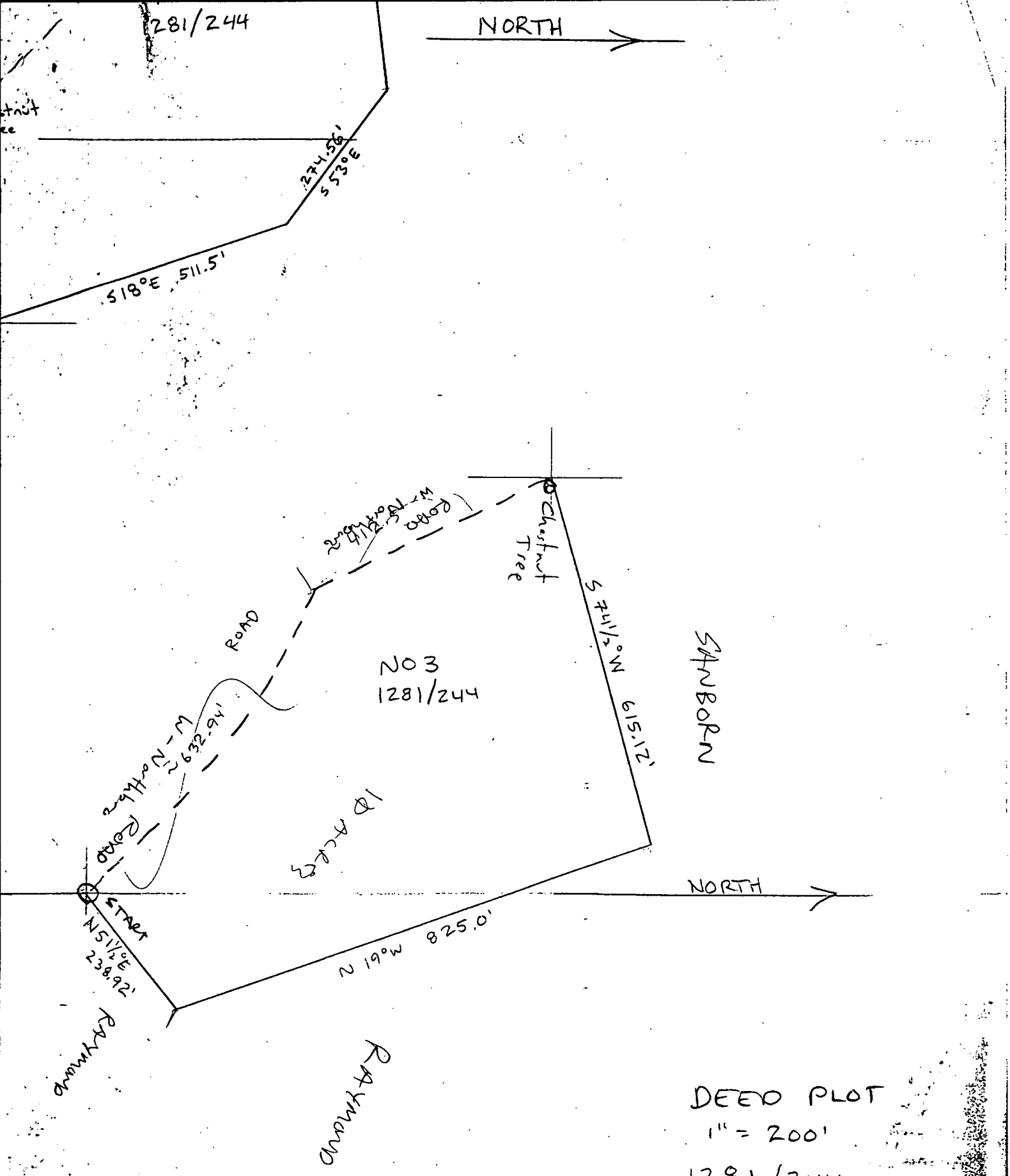
Attest: Anthony J. Vigliotti

Register

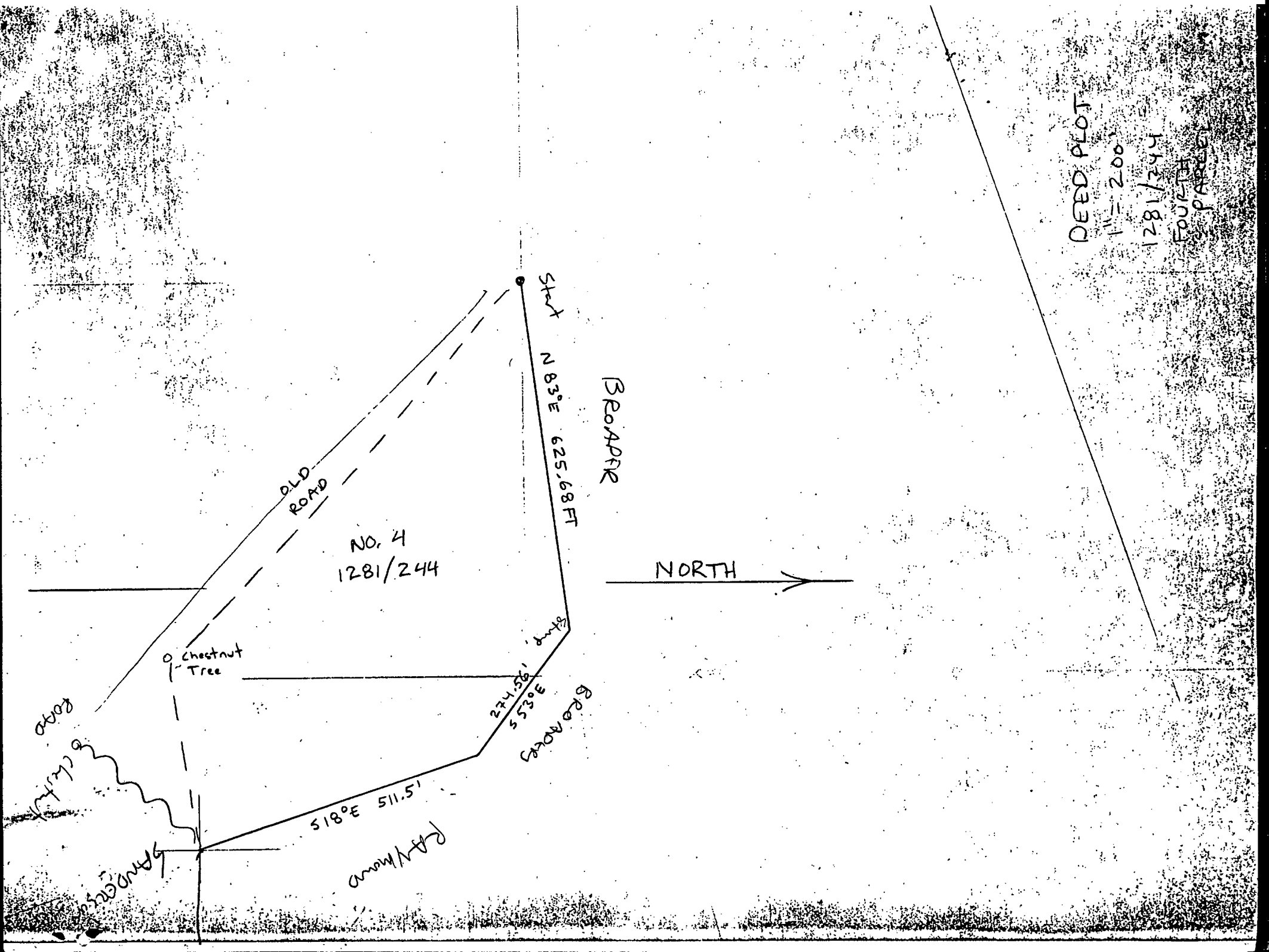


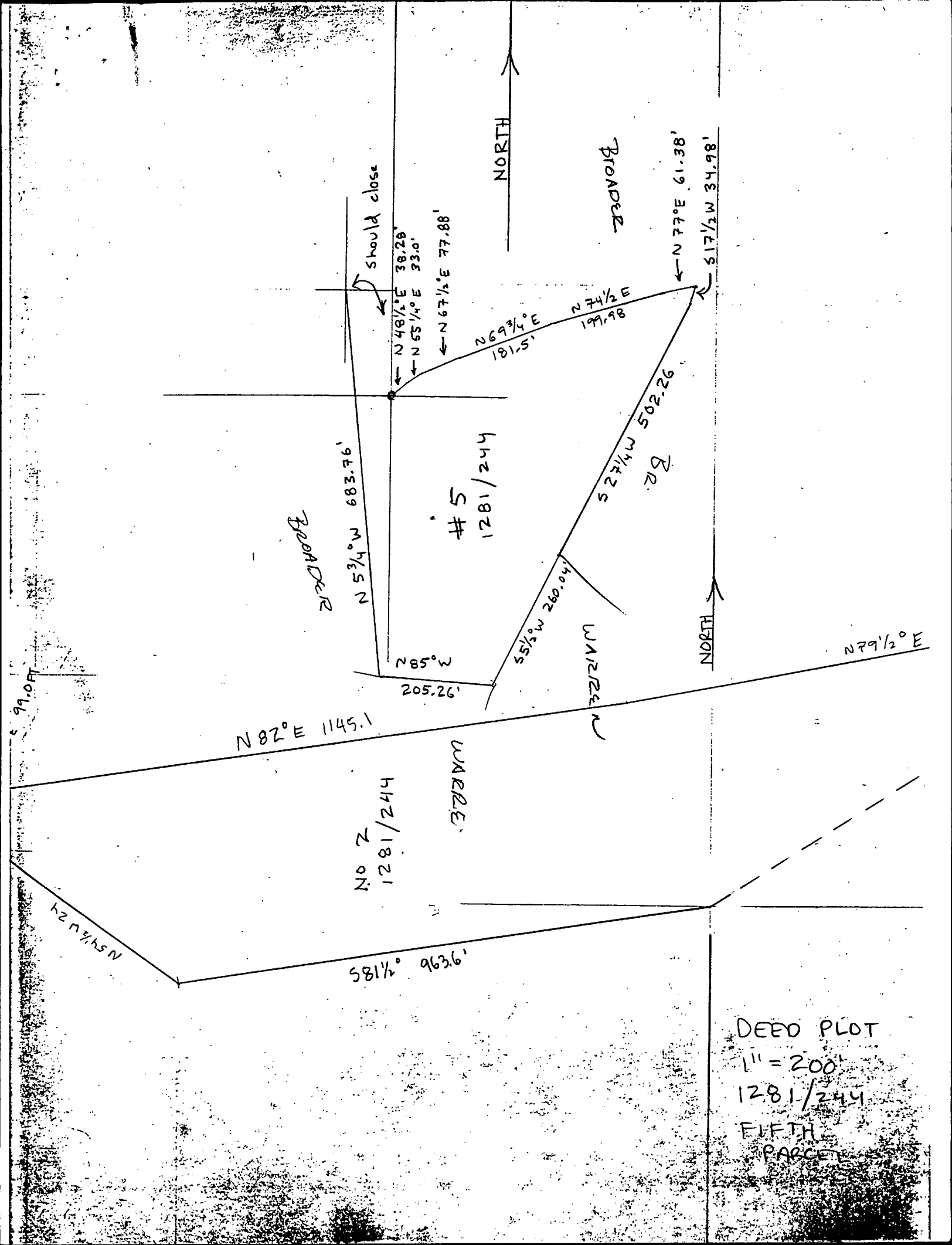
DEED PLOT
1" = 200'
1281/244 FIRST PARCEL


RIVER
RIVER
PARCEL 2
N 54 1/2 W
399.3 FT
N 27 1/2 E
99 FT
N 82° E 1145
26 ACRES
S 81 1/2°
963.6'
PARCEL 2
N 79 1/2 E 1056
ROAD TO SOUTHBOROUGH
House
DEED PLOT
1" = 200'
1281/244
SECOND PARCEL



DEED PLOT
1" = 200'
1281/244
THIRD PARCEL


DEED PLOT
1" = 200'
1281/244
FOURTH PARCEL
Start
N 83°E 625.68 FT
BROADER
NORTH
OLD ROAD
NO. 4
1281/244
Chestnut Tree
S 53°E
274.56'
S 18°E 511.5'
Broad
Road
Ray/Moore


NORTH
Broader
N 77° E 61.38'
S 17½ W 34.98'
should close
N 48½° E 38.28'
N 55¼° E 33.0'
N 67½° E 77.88'
N 69¾° E
181.5'
N 74½ E
199.98
S 27¼ W 502.26
Rd
N 5¾° W 683.76'
Broader
#5
1281/244
S 5½° W 260.04'
Warren
NORTH
N 85° W
205.26'
N 79½° E
99.0 Ft
N 82° E 1145.1
No 7
1281/244
Warren
S 81½° 963.6'
DEED PLOT
1" = 200'
1281/244
FIFTH
PARCEL

1281/244

#5 CONTINUED

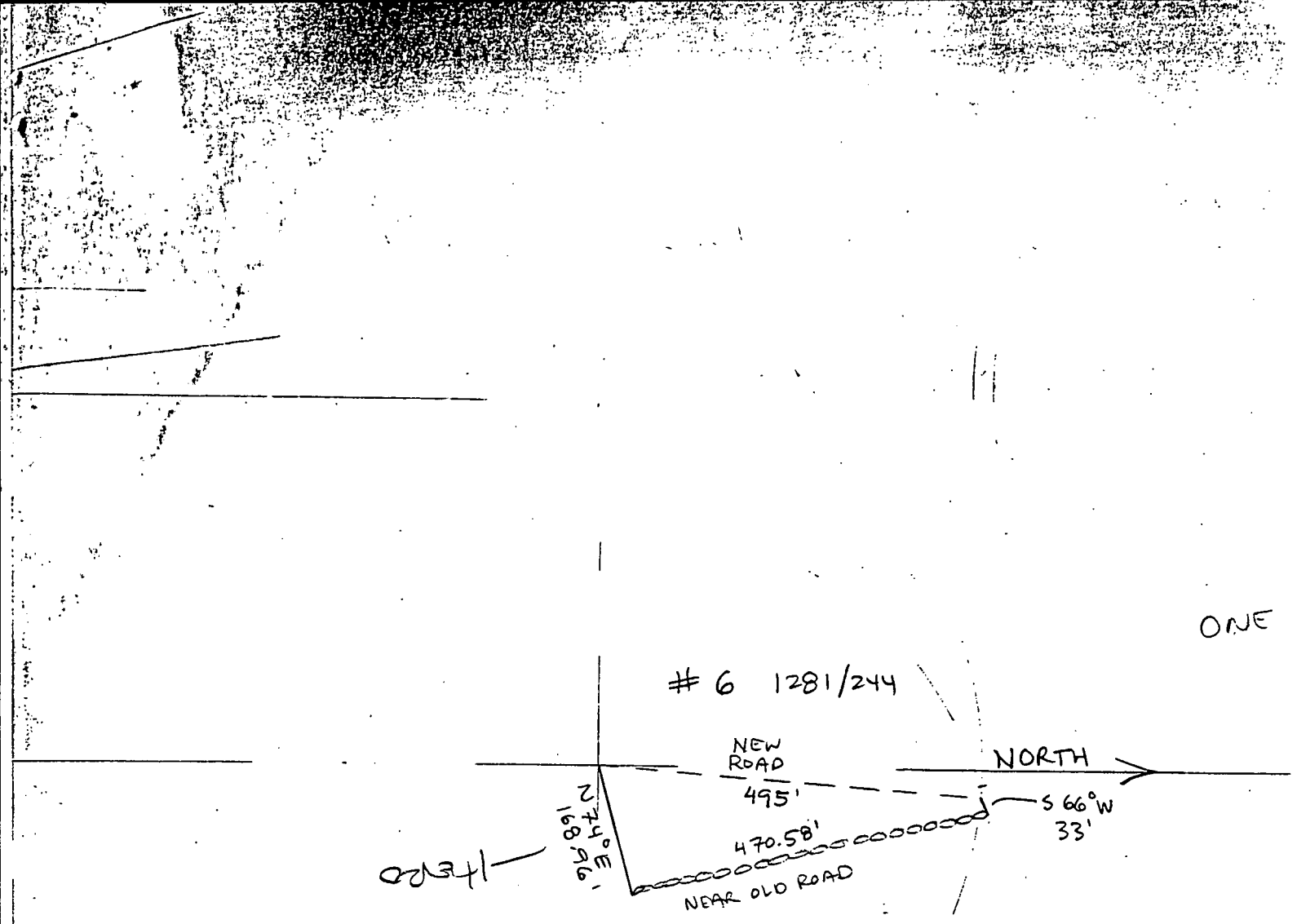
(previous S 27¼° W 30 rods 11 links)

S 5½° W	15 rods 19 links	260.04
N 85½° W	12 rods 11 links	205.26
N 5¾° W	41 rods 11 links	683.76

Southwesterly corner of road from West - Northboro

N 74° E?	10 rods 6 links	= 168.96' to stone wall by old rd.
Northerly along stone wall	28 rods 13 links	470.58
S 66° W	2 rods	33.0'

southerly direction by new road 30 rods to beginning. 495'



DEED PLOT
1" = 200'
1281/244
SIXTH PARCEL



Location of Property: Milk St., Westborough, MA

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that the Commonwealth of Massachusetts, acting by and through its Division of Capital Planning and Operations, "grantor", and in accordance with the provisions of Chapter 405 of the Acts of 1984, for consideration received and in nominal consideration of One Dollar ($1.00), the receipt thereof is hereby acknowledged, does hereby grant and convey to the Massachusetts Technology Park Corporation, a public instrumentality of the Commonwealth established by Massachusetts General Laws Chapter 40J, "grantee", having a usual place of business at Westborough Executive Park, 112 Turnpike Rd., P.O. Box 663, Westborough, Massachusetts, 01581, with quitclaim covenants, the following described parcel of land.

A certain parcel....

LEGAL DESCRIPTION AND EASEMENTS

The above described parcel of land shall not be used for any purpose or activity which is inconsistent with the public purpose and delegated powers of the grantee as set forth in M. G. L. Chapter 40J.

It is agreed that at such time as the grantee indicates that it no longer requires this land, or pursuant to the operation of the provisions of the fifth paragraph of Section 5 of Chapter 40J of the General Laws, title to the premises shall revert to the Commonwealth.

To have and to hold the premises, with all the rights, easements, and appurtenances thereto belonging to the Massachusetts Technology Park Corporation, and their heirs and assigns, to their use and behoof forever.

In witness whereof, the Commonwealth of Massachusetts has caused thes presents to be signed, sealed, acknowledged, and delivered in its name and on its behalf by Tunney F. Lee. the duly appointed and authorized Deputy Commissioner of the Division of Capital Planning and Operations, on this day of November, 1985

The undersigned certifies under the penalties of perjury that I have fully complied with the provisions of Section 40F 1/2 of the General Laws in connection with the property described herein.

of Chapter 7

_____

Tunney F. Lee
Deputy Commissioner
Division of Capital Planning and Operations

COMMONWEALTH OF MASSACHUSETTS .

Suffolk, ss. November , 1985

Then personally appeared the above named Tunney F. Lee, Deputy Commissioner, and acknowledged the foregoing instrument to be the free act and deed of the Commonwealth of Massachusetts, before me

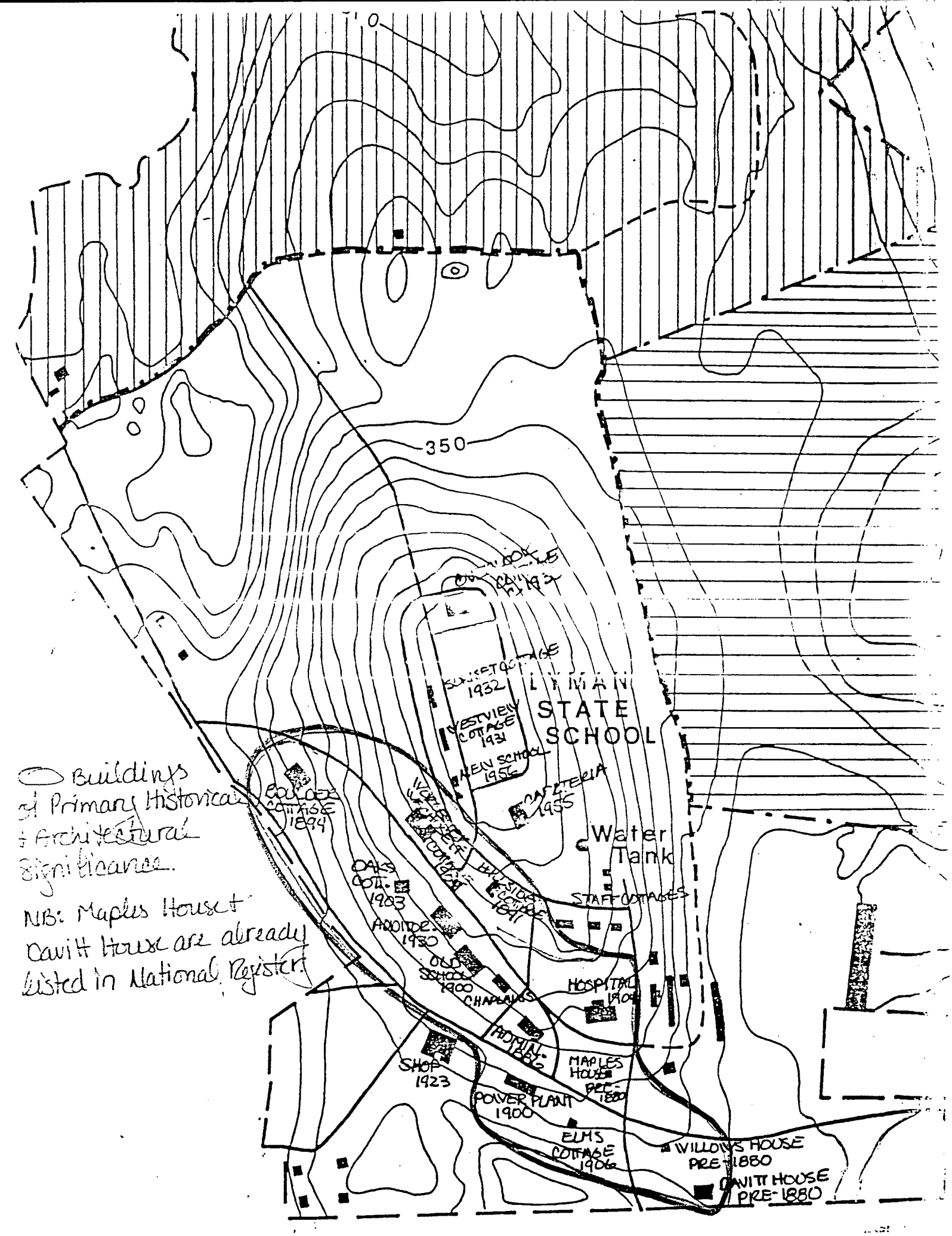
_____

Notary Public.
My Commission Expires:_____

Approved as to form:

_____

Assistant Attorney General.



○ Buildings of Primary Historical & Architectural Significance.

NB: Maples House & Cavitt House are already listed in National Register.

LYMAN SCHOOL FOR BOYS DISPOSITION PLAN -- CH. 660, ACTS OF 1987

PARCEL	ACREAGE	PRESENT USE	PRESENT USER	PROPOSED USE	ACTION	PROPOSED USER	COMMENTS
A	80	Wldlf mgmt	DFW	Wldlf mgmt	Trans. Control	DFW	Adjacent to DFW lands
B	2	Storg/Offc	DBM/OMIS	Storg/Offc	Trans. Control	DBM	May share w/ another agency
C	13	None*	DCPO	Offc/Lab	Trans. Control	DEQE	May go to another state agency, or entity for rec., resid, or education.
D	2.5	None	DCPO	Parking	Trans. Control	Tr. Court	Adj. to Court
E	3.1	Hstoric Home	TOWN	Hstoric pres. and education	Conveyance	TOWN	Site of Nathan Fisher House
F	3.1	None	DCPO	Nursery/ Public Works	Conveyance	TOWN	Proposed tree nsry adj to Town DPW
G	6	Employ. Hsng	DCPO	Residential	Conveyance or 30/yr lease	NONE	WHA has right of first refusal
H	2.5	Employ. Hsng	DCPO	Residential	Conveyance or 30/yr lease	NONE	WHA has right of first refusal
I (1,2)	4.7	Resid. drug program	Spec. House	Resid. trtmnt. rehab, educ.	Conveyance or 30 yr lease	NONE	Site of Spectrum House
J	11	None	DCPO	Recreation, educ., civic	Conveyance or 30/yr lease	NONE	Power plant to be demolished
K	6.5	None	DCPO	Recreation, educ., civic residential	Conveyance or 30/yr lease	NONE	Adjacent to ICF
L	0.9	None	DCPO	Municipal agric, open	Conveyance or 30/yr space	NONE	Adjacent to Green Thumb Nursery
M	0.75	None	DCPO	Public works	Conveyance	TOWN	Proposed fire house
V	0.13	None	DFW	Drainage	Easement	MTPC	

NOTE: All parcels refer to Lyman School Disposition Plan dated 6/25/86
Areas and configurations approximate - survey to be completed with Master Plan

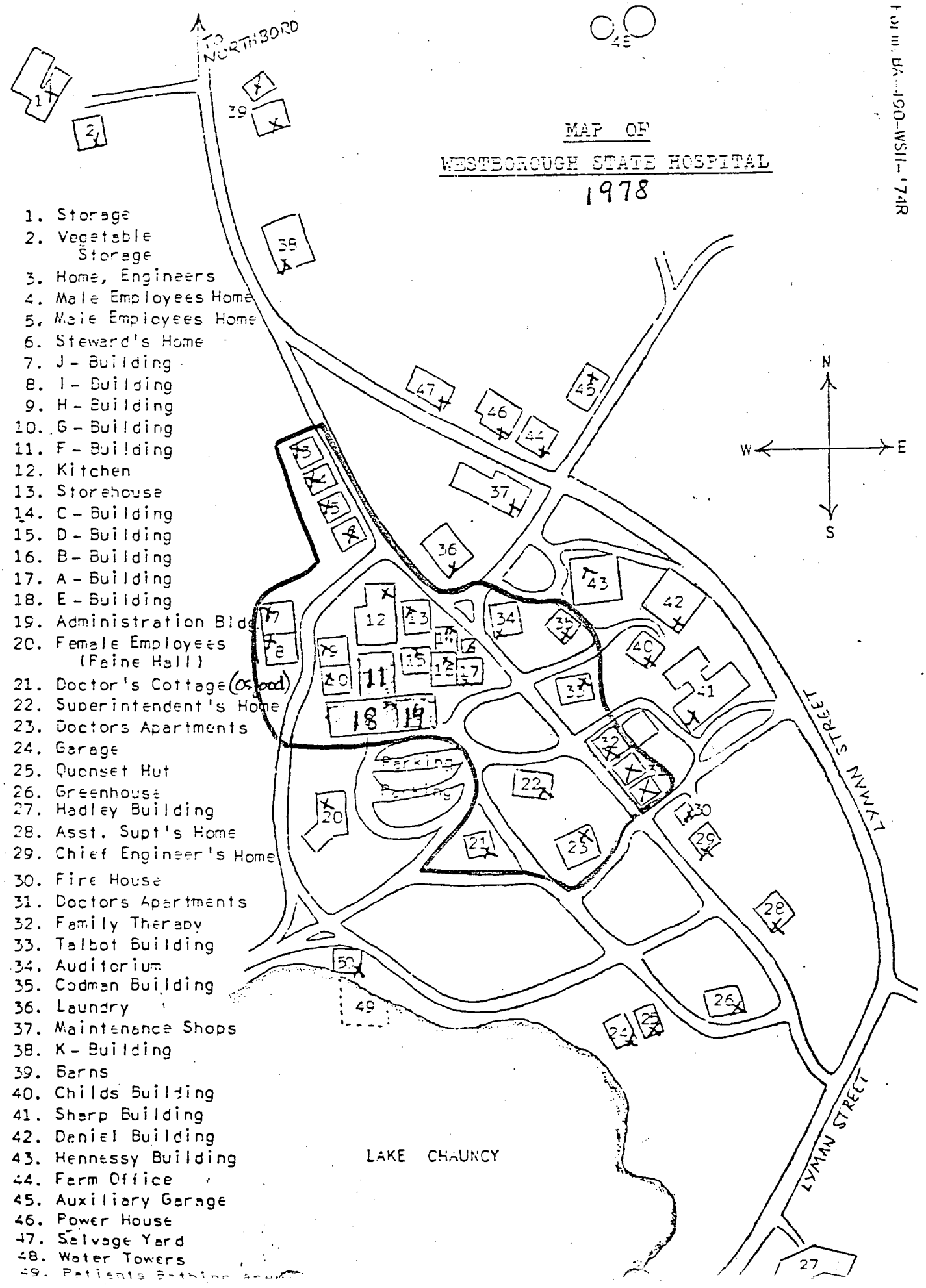
Legend
DCPO- Division of Capital Planning and Operations
DEM - Department of Environmental Management
DEQE- Department of Environmental Quality Engineering
DFW - Division of Fisheries and Wildlife
MMC - Massachusetts Microelectronics Center
MTPC- Massachusetts Technology Park Corporation
OMIS- Office of Management Information Systems
TOWN- Town of Westborough
ICF - Intermediate Care Facility
WHA - Westborough Housing Authority

* Bldgs shown on parcel C to be demolished by DCPO

S.H.1

Form BA-190-WSH-'74R

MAP OF WESTBOROUGH STATE HOSPITAL 1978



1. Storage
2. Vegetable Storage
3. Home, Engineers
4. Male Employees Home
5. Male Employees Home
6. Steward's Home
7. J - Building
8. I - Building
9. H - Building
10. G - Building
11. F - Building
12. Kitchen
13. Storehouse
14. C - Building
15. D - Building
16. B - Building
17. A - Building
18. E - Building
19. Administration Bldg.
20. Female Employees (Paine Hall)
21. Doctor's Cottage (Osgood)
22. Superintendent's Home
23. Doctors Apartments
24. Garage
25. Quonset Hut
26. Greenhouse
27. Hadley Building
28. Asst. Supt's Home
29. Chief Engineer's Home
30. Fire House
31. Doctors Apartments
32. Family Therapy
33. Talbot Building
34. Auditorium
35. Codman Building
36. Laundry
37. Maintenance Shops
38. K - Building
39. Barns
40. Childs Building
41. Sharp Building
42. Daniel Building
43. Hennessy Building
44. Farm Office
45. Auxiliary Garage
46. Power House
47. Salvage Yard
48. Water Towers
49. Patients Bathing Area

JM.

TUNNEY F. LEE
DEPUTY COMMISSIONER

LINDA WHITLOCK
DIRECTOR

The Commonwealth of Massachusetts

Executive Office for Administration and Finance
Division of Capital Planning and Operations
Office of Real Property
One Ashburton Place
Boston, Massachusetts 02108
617-727-0467

October 15, 1985

Mr. Robert J. Buckley, P.L.S.
Beals and Thomas, Inc.
Two Westborough Business Park
200 Friberg Parkway
Westborough, MA 01581

366-0560

Dear Bob:

Enclosed please find copies of the deeds for the Lyman property ir Westborough which you have yet to see. Please retain the same for your records.

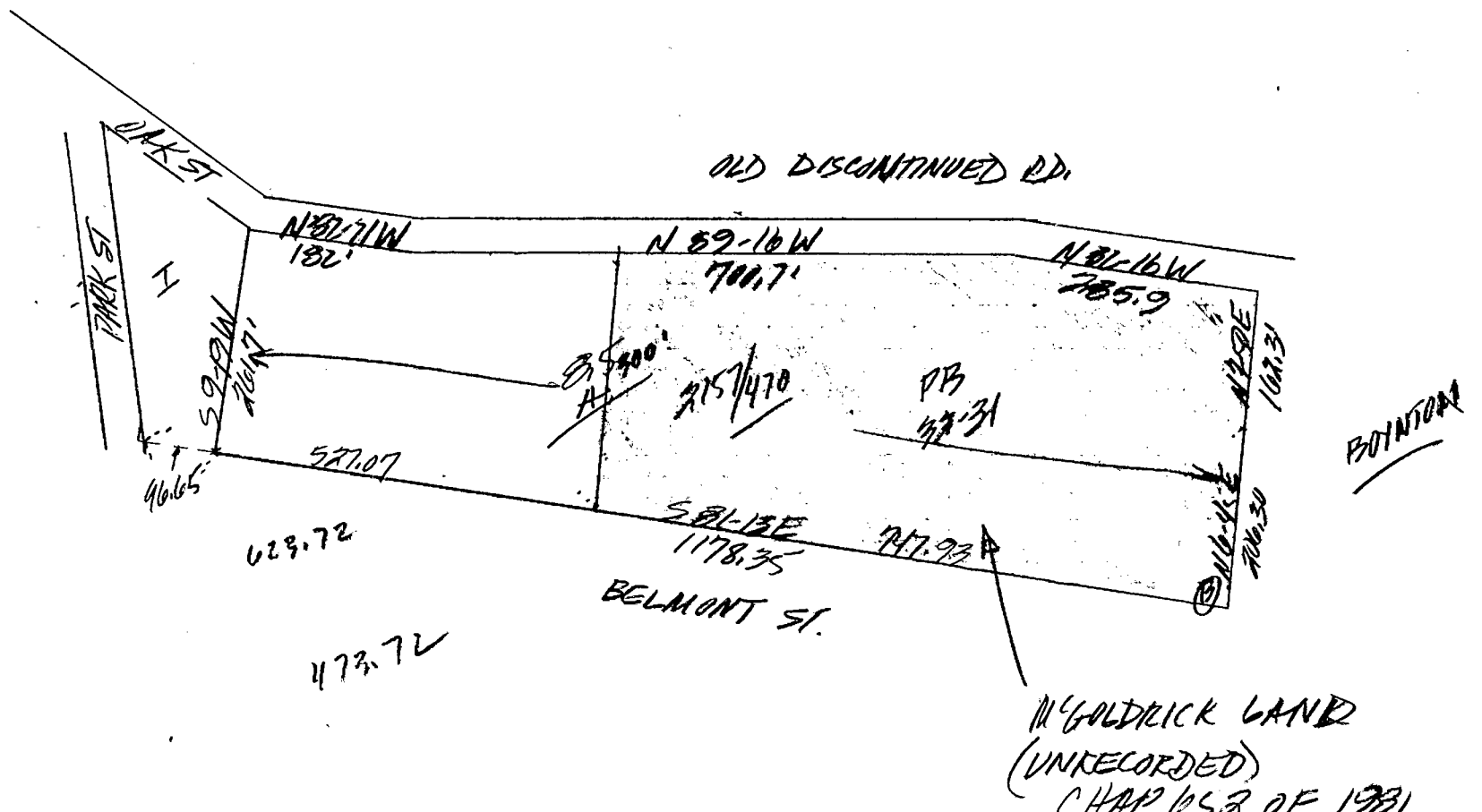
I have also enclosed a copy of a rough sketch where I attempted to reconstruct the Commonwealth's acquisitions in the area. Although there are minor inconsistencies with the sketch, I believe you will find most of the bearings and distances hold fairly well

If you have any further questions regarding this matter please do not hesitate to contact me at 727-0467.

Very truly yours,

Jeffrey B. Mullan
Office of Real Property

JBM:cmf
enclosure


OAK ST
OLD DISCONTINUED RD.
N 89-16 W
700.7'
N 89-16 W
785.9
N 89-21 W
182'
S 89 W
166.7'
1
PB
5 1/2-31
527.07
46.65'
628.72
S 89-16 E
1178.35
747.93
BELMONT ST.
473.72
BOINTON
McGOLDRICK LAND
(UNRECORDED)
CHAP 652 OF 1931

1" = 200'

Information on deeds of the State Hospital and StateReform School in Westborough.

Grantee Index Book 38
1846 to the Commonwealth of Mass. from grantor Lovett Peters
✓Deed Book 417 page 409
Grantee Index Book 51 page 225
1849 to The StateReform School from Joshiah Warren
✓Deed Book 451 page 109
1852 to The State Reform School from Silas Sibley
✓Deed Book 490 page 66 (Westborough-Northborough land)
Grantee Index Book 51 page 225
1886 to StatePrimary and Reform School from Edward Harrington
Deed Book 1229 page 405
1888 to State Primary and Reform School from George Wilson
Deed Book 1281 pa ge 244
1887 to State Primary and Reform School from the Commonwealth of Mass.
Deed Book 1245 page 310
1889 Trustees of State Prima ry and Reform School from the Commonwealth of M
Deed Book 1307 page 11

The state also acquired "Willow Park" owned by Dr. Mero. He sold his property to Westborough Savings Bank and one private individual. He had been forced to close his school in 1876 due to financially hard times. We did not trace this property any further because we know he did own it outright and now the state owns it. This is also true of the property of Nathan Fisher. We know he owned it outright and now the sta te owns it. Likewise the property known as Maples Cottage.

Brian Feffer
Arch. Conserv. Trust
Boston

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, State House, Boston

In Area no.	Form no.
B	38-37



4. Map. Draw sketch of building location in relation to nearest cross streets and other buildings. Indicate north.

See attached map of State Hospital as it exsists today.

The above picture is of the latter additions the original building (drawing attached) is on the far left not in photo.

See also Seperate sheets form S.H. 1, 2, 3, 4.

1. Town Westborough

Address Lyman St.

Name Westborough State Hospita

Present use Administration buildin and sections vacant for hospital

Present owner State of Massachuset

3. Description:

Date 1847

Source Documents printed for the Seante of the state of Mass.

Style Italian Villa-Rennaissance Revival

Architect Supervising architects: ~~Elias Carter of Springfield~~ James S. Savage of Southborough ~~Builder: Daniel Davies of Boston~~

Exterior wall fabric

Outbuildings (describe) 1847 building is brick. Others are brick, cla

Other features board, and shimgle. Sizes go from institutional to single family. Main building grea ly altered and additions built on to the original construction.

Altered 1852, 1860, 1873 Date main remodeling and painting in 1885

Moved no Date

5. Lot size:

One acre or less ____ Over one acre x

Approximate frontage several acres

Approximate distance of building from stree several acres

6. Recorded by Constance E. Keller

Organization Westborough Historical Commission

Date November 1978

(over) The archetct was Isacc Melvin

7. Original owner (if known) State of Massachusetts

Original use State reformatory for juvenile offenders

Subsequent uses (if any) and dates 1885 transferred to the State Hospital of Westborough

8. Themes (check as many as applicable)

Aboriginal		Conservation		Recreation	X
Agricultural	X	Education	X	Religion	X
Architectural	X	Exploration/ settlement	X	Science/ invention	
The Arts		Industry		Social/ humanitarian	X
Commerce		Military		Transportation	
Communication		Political			
Community development	X				

9. Historical significance (include explanation of themes checked above)

In 1846 a propostition to establish a state school (institution) for juvenile offenders was presented to the state legislature. This would be the first time when a state became "a common parent" for juvenille deliquents. Previously only the cities of Boston, New York, and Philadelphia had houses of reform for youhg offenders. The legislature established a commission to investigate sites and formulate a mode of operation for such a school. Their plans were presented at the next session and adopted. Prior to presenting their plans the commission received $10,000 from The Honorable Theodore Lyman also known as General Lyman, and a former mayor. However, he wished to remain anonymous. He proposed to donate an additional $10,000 if the state would grant the school a matching $10,000.

In the fall of 1846 the Peters farm in Westborough was purchased for $10,000, and when it was decided to annex the neighboring farm.The Honorable Theodore Lyman donated the additional $2,500 needed for its purchase. When he died in 1849 in Brookline General Lyman willed the school $50,000.

The state reform school was erected on over 200acres of farm land at a cost of $52,000 in 1847-1848. Originally there was one building in the form of a "hollow square". The playground was put within this guadrangle; thus the buliding formedd the needed fencing but the restraint did not give the appearance of a prision. The building was also designed to look like a university rather than a house of correction. A year after it was opened it was full to capacity of 316.

In 1852 the legislature authorized enlargement of the school; they incorporated improvements learned from experience. The enlargement cost $54,000 and accomated an addtional 250 boys with an average age of 12½. However, in 1854 an inmate set fire to the institution with a loss of $50,000; at a cost of $54,000 they rebuilt the school with the boys supplying manual labor. Up to this time the school had a congregate system; now they rearranged the school into family groups of 30 boys each. The more hardened offenders who were older were transferred to school ships that the state purchased for that purpose. One of the buildings constructed at this time was a chapel which was considered the finest institutional chapel at that time. The new builings and chapel were dedicated October 10, 1860.

By 1873 the schoolships had been sold and all ages and degree of criminality were housed together. To ease this they built more buildings at a cost of $115,000. However, a reformatory had also been built in Concord, and by 1884 they only had 166 boys in Westborough. The state revamped their plans, and the original reform school was transferred to the newly chartered state

10. ~~Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)~~

State Primary & Reform Schools to Commonwealth of Mass.

Know all men by these Presents, that the Trustees of the State Primary and Reform Schools, a corporation duly established under the laws of the Commonwealth of Massachusetts, in consideration of Three thousand dollars to it paid by The Commonwealth of Massachusetts, the receipt whereof is hereby acknowledged, doth hereby give, grant, bargain, sell, and convey unto the said Commonwealth of Massachusetts, Two certain tracts of land with the buildings thereon, situate in the northerly part of Westborough, in the County of Worcester and Commonwealth aforesaid, and bounded and described as follows, to wit: The first parcel. Beginning at the southeasterly corner thereof on the northerly side of Belmont street by land formerly of E. O. McCauley; thence running Westerly, by said street, seventeen (17) rods and five (5) links to the old road from Westborough to Northborough; thence by said road Northerly nineteen (19) rods and twenty (20) links to an old road; thence by said old road Easterly twenty (20) rods and twelve (12) links to land now or formerly of said McCauley; thence Southerly by land now or formerly of said McCauley to the place of beginning. The second parcel, beginning at the northwesterly corner thereof, at the junction of said Belmont street and said old road from Westborough to Northborough; thence running Southerly by said old road twenty seven rods, more or less, to land of Moses G. Davis; thence Northerly by land of said Davis and land now or formerly of the heirs of E. H. Hero, twenty seven (27) rods, more or less, to said Belmont street; thence Westerly by said street to the place of beginning. The two parcels hereby conveyed being the same premises conveyed to the grantor herein, the said Corporation of Trustees, by deed of Edward F. Harrington, dated the Twenty seventh (27) day of November in the year eighteen hundred and eighty six (1886), and recorded in the Registry of Deeds for said County, Worcester District, Libro 1229, Folio 405. None of the covenants hereinafter contained apply to said second parcel of the premises hereby conveyed. The premises being known as The Wilson Park Estate. To have and to hold the granted premises, with all the privileges and appurtenances thereto

belonging, to the said Commonwealth of Massachusetts, and its assigns, to their own use and behoof forever. And the said corporation hereby covenants with the grantee and its assigns that it is lawfully seized in fee simple of the granted premises, that they are free from all incumbrances, to wit, said first parcel, that it has good right to sell and convey the same as aforesaid, and that it will warrant and defend the same to the grantee and its assigns forever against the lawful claims and demands of all persons, to wit, as to said first parcel. In witness whereof the said Trustees of the State Primary and Reform Schools has caused its corporate seal to be hereto affixed and these presents to be signed in its name and behalf by Samuel R. Heywood, its Treasurer hereto duly authorized, this Eighth day of July in the year one thousand eight hundred and eighty seven.

Signed and sealed in presence of Fred'k J. Barnard. } The Trustees of the State Primary & Reform Schools, (seal) by Sam'l R. Heywood, Treas'r.

Commonwealth of Massachusetts, Worcester, ss. July 8th 1887. Then personally appeared the above named Samuel R. Heywood and acknowledged the foregoing instrument to be the free act and deed of the Trustees of the State Primary and Reform Schools,

Before me, Fred'k J. Barnard, Justice of the Peace.

Rec'd July 8th 1887 at 4h 20m P.M. Ent'd & Ex'd By Nancy B. Wilder Reg'r

---

Brown Albert S. to Annie Mc Manus

Know all men by these presents, that I. Albert S. Brown, of the City and County of Worcester, and Commonwealth of Massachusetts, in consideration of One dollar and other considerations paid by Annie Mc Manus, wife of James Mc Manus, of said Worcester, the receipt whereof is hereby acknowledged, do hereby remise, release, and forever quitclaim unto the said Annie Mc Manus, her heirs and assigns, a certain tract of land situated on the Easterly side of Millbury street in said City of Worcester, bounded and described as follows, to wit, Beginning at a point on the Easterly side of Millbury street fifty (50) feet Southerly from the intersection of the Southerly line of Worth street with the Easterly side of said

State Primary & Reform Schools
to
Commonwealth of Mass.

Know all men by these presents, that The P
tees of the State Primary and Reform Schools, a corporatio
duly established under the laws of the Commonwealth
Massachusetts, in consideration of Three thousand dollars
to it paid by The Commonwealth of Massachusetts, the rec
whereof is hereby acknowledged, doth hereby give, grant
bargain, sell, and convey unto the said Commonwe
of Massachusetts, Two certain tracts of land with the
buildings thereon, situate in the northerly part of W
borough, in the County of Worcester and Commonwea
aforesaid, and bounded and described as follows, to w
The first parcel. Beginning at the southeasterly corner
thereof on the northerly side of Belmont street by land
formerly of E. O. McCauley; thence running Westerly, by
said street, seventeen (17) rods and five (5) links to th
old road from Westborough to Northborough; thence by sa
road Northerly nineteen (19) rods and twenty (20) links
to an old road; thence by said old road Easterly twenty
(20) rods and twelve (12) links to land now or formerly
of said McCauley; thence Southerly by land now or
formerly of said McCauley to the place of beginning.
The second parcel, beginning at the northwesterly corn
thereof, at the junction of said Belmont street and t
old road from Westborough to Northborough; thence runni
Southerly by said old road twenty seven rods, more o
less, to land of Moses G. Davis; thence Northerly by land
of said Davis and land now or formerly of the wi
of E. H. Heere, twenty seven (27) rods, more or less, to said
Belmont street; thence Westerly by said street to the pla
of beginning. The two parcels hereby conveyed being th
same premises conveyed to the grantor herein, the said
corporation of Trustees, by deed of Edward F. Harrington,
dated the Twenty seventh (27) day of November in the ye
eighteen hundred and eighty six (1886), and recorded in
the Registry of Deeds for said County, Worcester District
Libro 1229, Folio 405. None of the covenants hereinafter
contained apply to said second parcel of the premises
hereby conveyed. The premises being known as The Walton
Park Estate. To have and to hold the granted premi
ises, with all the privileges and appurtenances thereto

belonging, to the said Commonwealth of Massachusetts, and its assigns, to their own use and behoof forever. And the said corporation hereby covenants with the grantee and its assigns that it is lawfully seized in fee simple of the granted premises, that they are free from all incumbrances, to wit, said first parcel, that it has good right to sell and convey the same as aforesaid, and that it will warrant and defend the same to the grantee and its assigns forever against the lawful claims and demands of all persons, to wit, as to said first parcel. In witness whereof the said Trustees of the State Primary and Reform Schools has caused its corporate seal to be hereto affixed and these presents to be signed in its name and behalf by Samuel R. Heywood, its Treasurer hereto duly authorized, this Eighth day of July in the year one thousand eight hundred and eighty seven.

Signed and sealed in presence of Fred^k J. Barnard. } The Trustees of the State Primary & Reform Schools, (seal) by Saml R. Heywood, Treasr.

Commonwealth of Massachusetts, Worcester, ss. July 8th 1887. Then personally appeared the above named Samuel R. Heywood and acknowledged the foregoing instrument to be the free act and deed of the Trustees of the State Primary and Reform Schools,

Before me, Fred^k J. Barnard, Justice of the Peace.

Rec^d July 8th 1887 at 4 h. m. 20 P.M. Ent^d & Ex^d By Nancy B. Wilder Reg^r

---

Brown Albert S. to Annie Mc Manus

Know all men by these presents, that I. Albert S. Brown, of the City and County of Worcester, and Commonwealth of Massachusetts, in consideration of One dollar and other considerations, paid by Annie Mc Manus, wife of James Mc Manus, of said Worcester, the receipt whereof is hereby acknowledged, do hereby remise, release, and forever quitclaim unto the said Annie Mc Manus, her heirs and assigns, a certain tract of land situated on the Easterly side of Millbury street in said City of Worcester, bounded and described as follows, to wit, Beginning at a point on the Easterly side of Millbury street fifty (50) feet Southerly from the intersection of the Southerly line of North street with the Easterly line of said

instrument to be her free act and deed.
Before me — Wm B. Rogwell — Justice of the Peace
Rec'd Oct. 2nd 1865 at 8.35 P.M. ent'd & ex'd By Alex. K. Wilder Reg'r.

Raymond Emmons to Willmore Rowell (Mortgage 60 Mills)

Know all men by these presents that I. Emmons Raymond of Cambridge in the County of Middlesex and Commonwealth of Massachusetts in consideration of ten thousand dollars to me paid by Willmore Rowell of Boston in the County of Suffolk and Commonwealth of Massachusetts the receipt whereof is hereby acknowledged, do hereby give grant, bargain, sell and convey unto the said Rowell his heirs and assigns forever, a certain tract of land with the buildings and privileges thereto belonging containing seventy eight acres & one hundred and fifty rods, lying in the Northerly part of Westborough in the County of Worcester and bounded as follows: Commencing at an angle by the County road, thence by land of late of Oliver Hutchinson and Benjamin Gay N. 2° E. one hundred & five rods and fifteen links to a corner of wall, thence by said now or late of Abram Brook N. 36° E. twenty rods to an angle, thence N. 33 1/4° E. three rods to an angle, thence N. 30 1/2° E. twenty nine rods to an angle, thence by land now or late of Elbridge Gay twenty four rods & eighteen links to an angle, thence said Elbridge's land N. 6 1/2° E. six rods, thence by said land S. 77 1/4° E. fourteen rods to a corner, thence by Col. Warren's land now or late S. 8° E. one hundred & five and half rods to a corner of wall, thence by said Warren's land S. 48 3/4° E. thirty nine rods to an angle, thence by said Warren's land S. 58° E. six rods & fifteen links to a corner, thence S. 13 3/4° W. twenty nine rods to a corner, thence S. 7° E. thirty two rods to a corner, thence by land now late of Asa B. Forbush and of Charles Boynton S. 22° E. nineteen rods to the County road, thence by said County road Westerly till it comes to the angle or corner first mentioned. Being the same premises conveyed to me by Nancy White by her deed dated the 19th day of April 1865 & recorded with Worcester Deeds Book 462 Page 424. Also a certain other lot of land situated in Westborough aforesaid containing ten acres & one hundred & nineteen rods bounded and described as follows, viz: Beginning at a

to South East corner thereof at the old Boston Monument, thence North 16° East by land now late of Benjamin Hayward twenty eight rods twenty three links to the old road leading from said Wells through to Middleborough, thence on a North Westerly direction by said road forty four rods to a stone called thence South 18° West by said stone wall forty one rods four links to the said Boston Monument first mentioned, bounded by said turnpike road and road leading to the place of beginning.

Being the same premises conveyed to me the Grantor above named by John A. Sammonthan by his deed dated the 8th of August 1862 recorded with the Plymouth County Records Book 307. Also another other piece of land lying in Wareham, bounded, described as follows, to wit: Bounded on the Southerly side by the old Monument on the turnpike road leading from Wells through Wareham to Middleborough and on the Westerly side by land now or late of Benjamin Hayward and on the Northerly side by land now or late of the same Benjamin Hayward and on the Easterly side by land now or late of the same Benjamin Hayward containing eight acres more or less. Reference is made to deed from the above named Benjamin Hayward to the said Grantor dated [illegible] and recorded with Plymouth Records Book [illegible] Page [illegible]

To have and to hold the above granted premises with all the privileges and appurtenances to the same belonging to the said Grantee and to her heirs and assigns to her own proper use and behoof forever. And also the said Grantor for himself and his heirs executors and administrators doth covenant with the said Grantee and her heirs and assigns that he is lawfully seized in fee simple of the aforegranted premises that they are free from all incumbrances that he has good right to sell and convey the same to the said Grantee and her heirs and assigns forever as aforesaid and that he and his heirs executors and administrators shall warrant and defend the same to the said Grantee and her heirs and assigns forever against the lawful claims and demands of all persons.

In witness whereof I the said Benjamin Hayward have hereunto set my hand

Sibley Silas
to
State Reform School.

Commonwealth of Massachusetts. Know all men by these presents that I, Silas Sibley, of Westborough, in the County of Worcester, yeoman, in consideration of four hundred thirty one dollars twenty five cents, to me paid by the Trustees of the State Reform School, situated in S. Westborough, and the Southerly part of Northboro', and containing twenty eight and three fourths acres, and bounded as follows, viz; Beginning at the Southeast corner, thence by land of State Reform School, S. 74° W. twenty three rods to end of wall, thence by land of S. School, S. 60° W. twenty four rods and fifteen links to corner of wall; thence by land of Elisha Hay, N. 26° W. twenty three rods and nineteen links to an old stump; thence by said Hay's land, N. 25° W. fifty five rods and nine links to a corner of a wall, thence by land of Loring, N. 46½° E. thirty seven rods and eleven links to an angle in the wall, thence by said Loring's land, N. 55½° E. twenty nine rods and five links to the Pond, thence by said Pond, Southeasterly, twenty three and half rods to the end of a wall, thence by land of Hezekiah Crosby, S. 55½ W. twenty rods & twenty links to end of wall, thence by S. Crosby's land S. 17° E. twenty five rods and seven links to a white oak, thence by said Crosby's land S. 21° E. four rods and half rods to the bounds, first mentioned. To have and to hold the aforegranted premises, to the said Trustees and their successors in the use & benefit of said School. And I do for myself, my heirs, executors, administrators, covenant with the said Trustees, their successors and assigns, that I am lawfully seized in fee of the aforegranted premises, that they are free of all incumbrances; that I have good right to sell and convey the same to the said Trustees, and that I will, and my heirs, executors, administrators shall

Town Clerk and their successors in office, against the lawful claims and demands of all persons.

In witness whereof, I the said Silas Tilley and Hannah Tilley my wife, in testimony of her release and relinquishment of her claims to dower in the premises, have hereunto set our hands and seals this fifteenth day of March in the year of our Lord one thousand eight hundred and fifty two.

Signed, sealed and delivered in presence of Nahum Fisher, Lillaway Bigelow.

Silas Tilley (Seal)

Hannah Tilley (Seal)

Worcester, ss. March 15th 1852. Then the above named Silas Tilley acknowledged the above instrument to be his free act and deed.

Before me, Nahum Fisher, Just. of Peace.

Rec'd March 19, 1852, at 10h. A.M. Ent'd & Examd by Abel H. Walker, Reg.

Worcester, ss. A true photostatic copy of record, of Worcester District Registry of Deeds,
BOOK 790 PAGE 66

Attest: Anthony J. Vigliotte

Register

Charles H. Walker
to
H. Walker &c

Know all men by these presents that I Charles H. Walker of Westboro in the County of Worcester and Commonwealth of Massachusetts, in consideration of fifteen dollars to me paid by H. H. Walker of said Westboro & E. Rowe of Boston, & E Gardner of Falmouth, Mills Bildreth of Northboro & Greeley of Clinton, M. Sullivan of Chicopee and L. Putnam of Fitchburg said Commonwealth as trustees of the Lyman School for Boys, the receipt whereof is hereby acknowledged do hereby give grant, bargain, sell and convey unto the said Walker, Rowe, Gardner, Bildreth, Greeley, Sullivan and Putnam trustees as aforesaid a strip of land situated in said Westboro' and bounded as described as follows viz: beginning at the Northwesterly corner of granters wood land and at the intersection of land of H & L. Brookes and Lyman School land formerly the B. Stone feature; thence S. 84½° E. to the land of said Brookes fifty six ft and 4 inches to Lyman School land formerly the Wilson farm; thence in the same course twenty feet by said Wilson farm land; thence S. 49° W. twenty six feet and 9 inches by land of grantor to a point taken distant measured on a right angle from course, thence nearly West and parallel line forty six feet and 8 inches to Lyman thence nearly North by Lyman School and six inches to the place of beginning said strip of land is conveyed upon grantees and their heirs, successors and would and forever maintain a fence between premises and land of grantor.

To hold the granted premises with all and appurtenances thereto belonging, Evans, Gardner, Bildreth, Greeley, Sullivan Trustees as aforesaid and their heirs, use, use, to their own use and behoof forever for myself and my heirs, executors and covenant with the grantees and their heirs and assigns that I am lawfully seized in of the granted premises, that they are free incumbrances that I have good right to convey the same to the said Grantees and that I will

heirs. executors and administrators shall warrant and defend the same to the grantee and the heirs. success-ors and assigns forever against the lawful claims and demands of all persons. And for the consideration aforesaid I. Luciana B. Warren wife of the said Charles Warren. hereby release unto the said grantee and their heirs. successors and assigns all right of or to both dower and homestead in the granted premises.

In witness whereof we. the said Charles Warren and Luciana B. Warren hereunto set our hands and seals this Seventh day of January in the year one thousand eight hundred and ninety one.

Signed. sealed and delivered in presence of } Charles Warren (seal)
Luciana B Warren (seal)

Charles L. Adams to both

Commonwealth of Massachusetts. Worcester ss. Feby 12. 1891. Then personally appeared the above named Charles Warren and acknowledged the foregoing instrument to be his free act and deed.

Before me Charles L. Adams Justice of the Peace

Rec'd Dft. 4-1-1892 at 4h 35m P.M. Entd & Exd by W. Woods R.M.

Pierce Frank J. to Mary Fitz Morris

Know all men by these presents that I, Frank J. Pierce of Gardner in the County of Worcester and Comm of Massachusetts, in consideration of Five Hundred ($500) paid by Mary Fitz Morris of said Gardner, the receipt of is hereby acknowledged, do hereby give, grant, b sell and convey unto the said Mary Fitz Morris, a tract of land with all the buildings thereon, situat Southerly part of said Gardner, and bounded and d follows, viz: Beginning at the Southeasterly corner a corner of land of John Tighe and on the line of Thence N. 53½ W. eight rods (8) twenty three (23) Thence N. 40½ E. four and one half (4½) rods; thence E eight (8) rods, twenty three (23) links to the Union St; thence in the line of said street S. 40 and one half (4½) rods to the place of beginning ing 40 square rods, more or less.

The granted premises, with all the tenements thereto belonging, to the and her heirs and assigns, to

in said Newton on the Northerly side of Second Avenue from Worcester to Providence containing three rods in front on said Avenue and bounded as follows namely, Beginning at said road at the South east corner of the land conveyed & being the Northeast corner of land used as a driveway to Lowell Hill Cemetery, so called, thence Westerly by said driveway and said Cemetery land to land of Frances Quigley; thence Northerly by said Quigley's land to a corner; thence Easterly by said Quigley's land and land supposed of Widow Wood to said road; thence by said road to the point of beginning. [illegible] all the premises hereby conveyed to me by John Lowe [illegible] free of [illegible] and to be recorded.

[illegible] premises, and all the [illegible] clear [illegible] hereby, to the said William H. [illegible] and Nancy [illegible] and their heirs and assigns [illegible] and the said grantor [illegible] and his heirs, executors, and administrators [illegible] the same to the said grantee and his heirs and assigns [illegible] free against the lawful claims and demands [illegible] and against [illegible] and further [illegible] the said [illegible] and Nancy [illegible] and their heirs and assigns [illegible] and the said grantor [illegible] and his heirs [illegible] and against [illegible] and further [illegible] the said William H. Olson

[illegible] Commonwealth [illegible]

[illegible] and [illegible] Land [illegible]

[illegible] and [illegible] Land [illegible]

[illegible] Land [illegible] Land [illegible]

[illegible] Land [illegible] Land [illegible]

[illegible] Land

granted premises: that they are free from all incumbrances, that I have good right to sell and convey the same as aforesaid; and that I will and my heirs, executors, and administrators shall warrant and defend the same to the said grantee forever against the lawful claims and demands of all persons. And for the consideration aforesaid I Clarissa S. Stone wife of the grantor do hereby release unto the grantee all right of my to both dower and homestead in the granted premises.

In witness whereof we the said Orin F. Stone and Clarissa S. Stone hereunto set our hands and seals this twenty-ninth day of March in the year one thousand eight hundred and eighty five.

Signed and sealed in presence of
the 1st line in the written description being inserted prior thereto.
F. E. Daniels to B.F.F. [illegible]
his free act and deed.

Orin F. Stone (Seal)
Clarissa S. Stone (Seal)

Commonwealth of Massachusetts. Worcester ss. April 29th 1885. Then personally appeared the above named Orin F. Stone and Clarissa S. Stone and acknowledged the foregoing [illegible]

Before me Louis E. Daniels Justice of the Peace
Rec'd April 30th 1885 at 1-15 P.M. Ent'd & Ex'd by Henry B. Wilder Reg't

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Worcester Dist. to Worcester Inst. Sav.

Wor. ss. } We hereby certify that we were this day present and saw the Worcester Mechanics Savings Bank by Henry Wilder their Treasurer duly authorized thereto the said Savings Bank being the Mortgagee named in a certain mortgage deed given by Edward W. Wellington and Edward W. Wellington 2nd dated Oct. 11th 1870 and recorded in Worcester District Registry of Deeds Book 814 Page 272 make a peaceable and unopposed entry on the premises described in said mortgage deed for the purpose by him declared of foreclosing said mortgage for a breach of the condition thereof. In witness whereof we have set our hands this 22nd day of April A.D. 1885.

Henry F. Forster
John E. Rose

Worcester ss. Then personally appeared the above named Henry F. Forster & John E. Rose and made oath that the foregoing certificate by them subscribed is true,

Before me, Geo. E. Merrill Justice of the Peace.
Rec'd April 30th 1885 at 4-30 P.M. Ent'd & Ex'd by Henry B. Wilder Reg't

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Worcester Dist. No. 2

Now this fourth day of April A.D. 1885 the Worcester [illegible]

The Commonwealth of Massachusetts

Worcester, ss. June 5, 1930. Then personally appeared the above named Cassie B. Young and acknowledged the foregoing instrument to be her free act and deed, before me

Harold A. Simmons Justice of the Peace
My commission expires Oct. 23, 1930

Rec'd June 6, 1930 at 2h. 12m. P. M. Ent'd & Ex'd

* * * * * * * *

Lyons to Quinlivan

I, Harry C. Lyons, of Worcester, Worcester County, Massachusetts, for consideration paid, grant to James Quinlivan, of said Worcester, with W A R R A N T Y covenants a certain parcel of land, with the buildings thereon, and all the privileges and appurtenances thereto belonging, situated in said WORCESTER, being lots numbered 251 and 252 on a plan of Homestead Park made by C. A. Thayer, C. E., dated April, 1910, and recorded in Worcester District Registry of Deeds, Plan Book 18, Plan 18, and bounded and described as follows: Beginning at a point on the southerly side of Bedford Avenue, fifty (50) feet distant westerly from the intersection of the southerly line of Bedford Avenue with the westerly line of Farrar Avenue at the northwesterly corner of lot No. 253 on said plan; thence southerly by the westerly line of said lot number 253 one hundred (100) feet to a point; thence westerly forty-five (45) feet to the southeasterly corner of lot number 250 on said plan; thence northerly by the easterly line of said lot number 250 one hundred (100) feet to the southerly line of Bedford Avenue; thence easterly by the southerly line of Bedford Avenue forty-five (45) feet to the point of beginning.

Being the same premises described in deed of Edward Viall Haines to Harry C. Lyons, dated September 12, 1928, and recorded with the Worcester District Registry of Deeds, Book 2477, Page 441.

Said premises are conveyed subject to a first mortgage to the Bancroft Trust Company for twenty-eight hundred dollars ($2800.00), and a second mortgage to Edward Viall Haines on which there is now due four hundred seventy-five dollars ($475.00).

Said premises are also conveyed subject to taxes for the year 1930 and restrictions of record.

I, Mary Lyons, wife of said grantor release to said grantee all rights of D O W E R and H O M E S T E A D and other interests therein.

W I T N E S S our hands and seals this 3rd day of June, 1930.

Harry C. Lyons (seal)
Mary Lyons (seal)

Commonwealth of Massachusetts

Worcester, ss. June 3, 1930. Then personally appeared the above named Harry C. Lyons and acknowledged the foregoing instrument to be his free act and deed, before me

Nicholas Fusaro Justice of the Peace
My commission expires Sept. 14, 1934

Rec'd June 6, 1930 at 2h. 23m. P. M. Ent'd & Ex'd

* * * * * * * *

Forbes to McDonald et als. Trustees

See Plan Book 60, Plan 81

I, Fannie E. Forbes, of Westborough, Worcester County, Massachusetts, being married, for consideration paid, grant, with W A R - R A N T Y covenants, to James W. McDonald, of Marlboro in the County of Middlesex, Charles M. Davenport, of Boston, in the County of Suffolk, Clarence J. McKenzie of Winthrop in the County of Suffolk, Josephine Bleakie Colburn, of Wellesley in the County of Norfolk, Amy E. Taylor of Lexington in the County of Middlesex, Eugene T. Connolly, of Swampscott in the County of Essex, William L. S. Brayton, of Fall River in the County of Bristol, Ransom C. Pingree, of Boston in the County of Suffolk, and Benjamin F. Felt, of Melrose in the County of Middlesex, all of the Commonwealth of Massachusetts, Trustees, for the time being of the Lyman School for Boys, at Westborough in the County of Worcester, in said Commonwealth, and as such Trustees, of The Lyman Trust Fund, acting under the power and authority conferred upon them by Chapter 407 of the Acts of 1906 and Chapter 120 of the General Laws and every other power in any wise enabling, a certain parcel of land with the buildings thereon situated on the easterly side of Milk Street and the westerly side of Oak Street in said Town of WESTBOROUGH and containing about two and one-half (2 1/2) acres bounded and described as follows: Beginning at the southwesterly corner thereof at a stone bound on the easterly side of Milk Street and at other land of the grantees; thence N. 78° 51' E. three hundred sixty-six (366) feet to a stone bound on the westerly side of Oak Street; thence N. 22° 15' W. by said Oak Street four hundred thirty-five and five tenths (435.5) feet to a stone bound at other land of the grantees; thence S. 77°

12' W. one hundred sixty and two tenths (160.2) feet to a stone bound on the easterly side of said Milk Street; thence by said Milk Street by the following courses and distances; S. 0° 37' W. fifty-one and twenty one-hundredths (51.20) feet; S. 5° 17' W. seventy-six and four tenths (76.4) feet; S. 5° 17' W. one hundred forty-one and six tenths (141.6) feet; S. 6° 37' W. one hundred sixty-nine and eight tenths (169.8) feet to the point of beginning.

For a further description of said premises reference is herewith made to a plan entitled "Plan of the T. F. Chapin Property, Milk and Oak Streets, Westborough, Massachusetts, April 1930 R. E. Allen & Son, Engr's Shrewsbury, Mass." to be recorded herewith in the Worcester District Registry of Deeds.

Meaning and intending to convey and herewith conveying all and the same premises as described in a deed from Ralph J. Davies and M. Hortense Davies to Fannie E. Forbes dated April 14, 1926 and recorded in the Worcester District Registry of Deeds, Book 2516, Page 375. The above described premises are conveyed subject to the taxes of 1930.

I,Frank W. Forbes, husband of said grantor, release to said grantees all rights of tenancy by the C U R T E S Y and H O M E S T E A D and other interests therein.

W I T N E S S our hands and seals this 26th day of May 1930.

Witnesses
Helen S. Spates to both

Fannie E. Forbes (seal)
Frank W. Forbes (seal)

Commonwealth of Massachusetts

Worcester, ss. May 26, 1930. Then personally appeared the above named Fannie E. Forbes and acknowledged the foregoing instrument to be her free act and deed, before me

Rufus M. Shaw Justice of the Peace
My commission expires Aug. 4, 1933

Approved as to form and title
Emma Fall Schofield
Assistant Atty. General.

Rec'd June 6, 1930 at 2h. 38m. P. M. Ent'd & Ex'd

* * * * * * *

Crawford Est. et ali. to Commonwealth of Mass.

We, E. Warren Tyler, of Athol, in the County of Worcester and Commonwealth of Massachusetts, Executor under the will of William J. Crawford, late of Dana in the said County and Commonwealth, deceased, see Worcester County Probate Records #94542, under power conferred by said will, John L. Crawford and Francis B. Crawford, being married, and George E. Crawford, being unmarried, all of said Dana, residuary legatees under the will of said William J. Crawford, for consideration paid, grant to the Commonwealth of Massachusetts (through its Metropolitan District Water Supply Commission, St. 1926, C. 375), with W A R R A N T Y covenants, the land with the buildings thereon situated in DANA in said County and Commonwealth, bounded and described as follows: Parcel one: Beginning at the southeasterly corner of the granted premises at the intersection of the northerly line of the highway leading from North Dana to Millington with the westerly line of land of the Boston and Albany Railroad; thence the line runs northerly by said railroad one hundred sixty-eight (168) feet more or less to the Mill Pond; thence westerly crossing said Mill Pond and the Swift River four hundred ninety-five (495) feet to land now or formerly of Katherine T. Tyler; thence southeasterly by said land of Tyler and the shore of said pond two hundred fifteen (215) feet to a point; thence southerly by said land of Tyler eighty-three (83) feet to said highway; thence easterly by said highway three hundred forty-seven (347) feet to the point of beginning; containing one and 5/10 (1.5) acres more or less.

Together with the fee and soil in the land under said Mill Pond and all rights of flowage, water rights, mill privileges and other easements of record and so much of the fee and soil of said highway abutting said premises as we may lawfully convey.

Parcel two: Beginning at the southeasterly corner of the granted premises on the flow line of the Mill Pond at the northwesterly corner of parcel one herein conveyed; thence the line runs in a general northwesterly direction along the flow line of said pond by land now or formerly of Katherine T. Tyler eight hundred (800) feet more or less to a corner at land now or formerly of William J. Lessieur at the intersection of a wire fence with the flow line of said pond; thence easterly through said pond six hundred fifty-five (655) feet more or less to the center line of the river; thence in a general southerly direction by said center line of the river two hundred ninety (290) feet more or less to a corner; thence southerly fifty (50) feet more or less to the point of beginning; containing three and 6/10 (3.6) acres more or less, all of said land being in the bed of said Mill Pond.

Rose B. Walcott (seal)

Commonwealth of Massachusetts

Worcester, ss. July 22, 1927 Then personally appeared the above named Theodore Walcott and acknowledged the foregoing instrument to be his free act and deed, before me,

Harrison G. Taylor Justice of the Peace
Commission expires April 13, 1934

Rec'd July 22, 1927 at 3h. 2m. P. M. Ent'd & Ex'd.

* * * * * * * * * *

Walcott et ux.

to

Bankers Mortgage Corp'n of Worcester

See Assignment. B.2445 P.264

See Assignment B.2538 P.482

See Discharge B.2539 P.130

We, Theodore Walcott and Rose B. Walcott, of Worcester, Worcester County, Massachusetts, husband and wife, for consideration paid, grant to the Bankers Mortgage Corporation of Worcester a Massachusetts corporation having its usual place of business in Worcester, Worcester County, Massachusetts, with M O R T G A G E covenants, to secure the payment of balance remaining unpaid on note for Twenty five Hundred and no/100 Dollars dated May 20, 1926, signed by Theodore Walcott and Rose B. Walcott with eight per centum interest per annum, principal and interest payable as provided in said note the land in said WORCESTER at the southeasterly corner of Austin and Piedmont Streets, with a three family house and garage thereon numbered 131 on said Austin Street, and described as follows:- Beginning at the intersection of the easterly line of said Piedmont Street with the southerly line of said Austin Street and running thence easterly by said Austin Street sixty and fifty five hundredths (60.55) feet; thence southerly by land now or formerly of George S. Clough eighty five (85) feet; thence westerly in a line parallel with said southerly line of Austin Street and eighty five (85) feet distant therefrom, about sixty one (61) feet; thence northerly by said Piedmont Street eighty five (85) feet to the place of beginning. Containing about 5,200 square feet of land. Being the same premises conveyed to us by deed of Della Davidson dated January 23, 1925 and recorded in Worcester District Registry of Deeds, Book 2358, Page 506. Said premises are conveyed subject to a mortgage of $5500.00 to the Worcester Five Cents Savings Bank.

This mortgage is upon the statutory condition, for any breach of which the mortgagee shall have the statutory power of sale, such sale to be on or near the premises or elsewhere in said City of Worcester.

W I T N E S S our hands and seals this twenty second day of July 1927

Theodore Walcott (seal)
Rose B. Walcott (seal)

Commonwealth of Massachusetts

Worcester, ss. July 22, 1927 Then personally appeared the above named Theodore Walcott and acknowledged the foregoing instrument to be his free act and deed, before me,

Edward F. Mann Notary Public
My commission expires Nov. 27, 1929

Rec'd July 22, 1927 at 3h. 2m. P. M. Ent'd & Ex'd.

* * * * * * * * * *

Johnson

to

Unknown

I, George H. Johnson, of Westboro, Massachusetts, present holder of a mortgage from John M. Granda and Lucy Granda to me dated March 28, 1921, recorded with Worcester District Deeds, Book 2239, Page Page 213, acknowledge S A T I S F A C T I O N of the same.

W I T N E S S my hand and seal this twenty seventh day of June 1927

George H. Johnson (seal)

State of Florida

County of Pinellas ss. June 27, 1927 Then personally appeared the above named George H. Johnson and acknowledged the foregoing instrument to be his free act and deed, before me,

M. F. Jones Notary Public (seal)
My commission expires Sept. 27th 1929

Rec'd July 22, 1927 at 3h. 6m. P. M. Ent'd & Ex'd.

* * * * * * * * * *

Granda et ux.

to

Trs. of Lyman School for Boys. et al.

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 we, John M. Granda and Lucy Granda, husband and wife, of Westboro, in the County of Worcester and Commonwealth of Massachusetts, in consideration of One Dollar and other valuable considerations paid, grant to James W. McDonald, of Marlboro in the County of Middlesex, Charles M. Davenport, of Boston in the County of Suffolk, Clarence J. McKenzie, of

Winthrop in the County of Suffolk, Josephine Bleakie Colburn, of Framingham in the County of Middlesex, Amy E.Taylor, of Lexington in the County of Middlesex, Eugene T. Connolly, of Beverly in the County of Essex, William L. S.Brayton, of Fall River in the County of Bristol, Ransom C. Pingree, of Boston in the County of Suffolk, and Benjamin F. Felt, of Melrose in the County of Middlesex all of the Commonwealth of Massachusetts, Trustees, for the time being of the Lyman School for Boys, at Westboro in the County of Worcester, in said Commonwealth, and as such, Trustees of The Lyman Trust Fund, with W A R R A N T Y covenants, the following tract of land with the buildings thereon, situated in the Town of WESTBORO, and as shown on a plan drawn by R. E. Allen & Son, Civil Engineers, of Shrewsbury, Massachusetts, entitled "Plan of land owned by John M. Granda, Westborough, June 6, 1927" and containing 43.27 acres, more or less, bounded and described as follows:- Beginning at the point of intersection of the easterly line of Milk Street and the southerly line of a Town road; thence in a southerly direction by said Milk Street nine hundred forty four (944) feet to other land of grantees; thence N. 79° 57' E. seventy two and six tenths (72.6) feet to a point; thence S. 61° 14' E. forty two and seven tenths (42.7) feet to a point; thence N. 81° 3' E. one hundred ninety two and two tenths (192.2) feet to a point; thence S. 2° 4' E. one hundred sixty four and one tenth (164.1) feet to a stone bound; thence S. 15° 29' E. two hundred seventy eight and seven tenths (278.7) feet to a point; thence N. 87° 53' E. four hundred twenty five and two tenths (425.2) feet to a point; thence S. 48° 47' E. two hundred seventy five (275) feet to a stone bound; thence N. 41° 28' E. five hundred forty eight (548) feet to a point; thence N. 32° 10' W. sixty six (66) feet to a point thence N. 19° 53' W. one hundred sixty eight and seven tenths (168.7) feet to a point; thence N. 12° 4' W. three hundred thirty one and six tenths (331.6) feet to a point; thence N. 22° 29' E. four hundred forty four and seven tenths (444.7) feet to a point; thence N. 26° 1' E. two hundred forty eight and six tenths (248.6) feet to a point; thence N. 43° 17' W. ninety three and six tenths (93.6) feet to a point; thence N. 71° 21' W. seventy seven (77) feet to a point; thence N. 71° 36' W. three hundred eight and nine tenths (308.9) feet to a point; thence S. 6° 40' W. one hundred twenty three and four tenths (123.4) feet to a point; thence S. 70° 55' W. three hundred eighty nine and three tenths (389.3) feet to a point; thence N. 27° 4' W. three hundred forty nine (349) feet to said Town road; the last nineteen (19) courses being by land of said grantees; thence S. 63° 11' W. two hundred eighty seven (287) feet to a point; thence S. 75° 16' W. sixty six (66) feet to a point; thence S. 82° 46' W. two hundred twenty four (224) feet to a point; thence S. 62° 26' W. two hundred twenty (220) feet to the point of beginning; the last four (4) courses being by said Town road. For grantors' title reference is made to deed from George H. Johnson to grantors, dated March 28, 1921, and recorded in the Worcester District Registry of Deeds, Book 2239, Page 211. Meaning and intending to convey and herewith conveying all land with buildings thereon owned by grantors lying on the easterly side of Milk Street in said Westboro.

See Plan Book 50, Plan 35

W I T N E S S our hands and seals this twenty seventh day of June 1927

John M. Granda (seal)
Lucy Granda (seal)

Commonwealth of Massachusetts

Worcester, ss. June 27, 1927. Then personally appeared the above named John M.Granda and acknowledged the foregoing instrument to be his free act and deed, before me,

Rowland J. Hastings Justice of the Peace
My commission expires Dec. 8, 1927

Rec'd July 22, 1927 at 3h. 7m. P. M. Ent'd & Ex'd.

* * * * * * * * * *

Kimball Tr. to Sawtelle

I, Nellie I. Martin, the surviving Trustee named in the will of Cynthia A. Kimball, deceased, late of Winchendon, Worcester County, Massachusetts, by the power conferred by said will, and every other power, for consideration paid, GRANT to Burton K. Sawtelle, being unmarried, of Winchendon aforesaid the land in WINCHENDON aforesaid, situated on the southerly side of Grove Street, together with the building thereon and numbered 94 on said Grove Street, bounded and described as follows, viz:- Commencing at a point on the southerly line of said Grove Street distant ninety four (94) feet easterly from a stone monument at the corner of Lincoln Avenue and Grove Street; thence easterly on the line of Grove Street fifty seven (57) feet, more or less, to a corner at land owned or occupied by St. Mary's Church; thence southerly on line of said Church land seventy two (72) feet, more or less, to land formerly of Godding, now of the grantee; thence westerly in a line running at right angles with the easterly line of Lincoln Avenue fifty four and a half (54 1/2) feet, more or less, to a point distant ninety four (94) feet easterly from said line of Lincoln Avenue; thence northerly in a straight line and parallel with Lincoln

Signed and sealed in presence of J. W. Upton — Charles A. Fobes (seal)

Commonwealth of Massachusetts. Worcester. November 16. 1886. Then personally appeared the above-named Charles A. Fobes and acknowledged the foregoing instrument to be his free act and deed,

Before me J. W. Upton Justice of the Peace.

Rec'd Nov. 30th 1886 at 1-35 P.M. Ent'd & Ex'd By Henry S. Wilder Reg.

Williams Moses to Andrew Partridge

K. Know all men by these presents that I Moses D. Williams of Charlton in the County of Worcester and State of Massachusetts, the Mortgagee named in a certain mortgage given by Edwin T. Terry and Arthur L. Brown to the said Moses D. Williams dated April 3d A.D. 1886, and recorded with Worcester County Deeds at Worcester Libro 1213 folio 286 in consideration of Three Thousand Dollars paid by Andrew Partridge of said Charlton, the receipt whereof is hereby acknowledged do hereby assign, transfer and set over unto the said Andrew Partridge the said mortgage deed, the real estate thereby conveyed, and the note and claim thereby secured. To have and to hold the same to the said Andrew Partridge and his heirs and assigns, to their own use and behoof forever; subject nevertheless to the conditions therein contained and to redemption according to law. In witness whereof I hereto set my hand and seal this Thirtieth day of November A.D. 1886.

Signed and sealed in presence of Rufus B. Dodge — Moses D. Williams (seal)

Commonwealth of Massachusetts. Worcester ss. Nov. 30. 1886. Then personally appeared the above-named Moses D. Williams and acknowledged the foregoing instrument to be his free act and deed,

Before me, Rufus B. Dodge, Justice of the Peace.

Rec'd Nov. 30th 1886 at 1-50 P.M. Ent'd & Ex'd By Henry S. Wilder Reg.

Carrington Exr to State Primary & Reform Schools

I. Know all men by these presents that I Edward T. Harrington of Lexington in the County of Middlesex and Commonwealth of Massachusetts in consideration of Three Thousand Dollars to me paid by the Trustees of the State Primary and Reform Schools, a corporation duly authorized and established by law and located in the Commonwealth of Massachusetts, the receipt whereof is hereby acknowledged, do hereby give, grant, [illegible] unto the said Trustees of the State [illegible]

Signed and sealed in presence of J. W. Upton — Charles A. Fobes seal.

Commonwealth of Massachusetts. Worcester. November 16. 1886. Then personally appeared the above-named Charles A. Fobes and acknowledged the foregoing instrument to be his free act and deed,

Before me J. W. Upton Justice of the Peace.

Rec'd Nov 30th 1886 at 7-5 P.M. Ent'd & Ex'd By Henry S. Wilder Reg'r

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Williams Moses to Andrew Partridge

D. Know all men by these presents that I Moses D. Williams of Charlton in the County of Worcester and State of Massachusetts, the Mortgagee named in a certain mortgage given by Edwin T. Terry and Arthur L. Brown to the said Moses D. Williams dated April 3d A.D. 1886, and recorded with Worcester County Deeds at Worcester libro 1213 folio 286 in consideration of Three Thousand Dollars paid by Andrew Partridge of said Charlton, the receipt whereof is hereby acknowledged do hereby assign, transfer and set over unto the said Andrew Partridge the said mortgage deed, the real estate thereby conveyed, and the note and claim thereby secured. To have and to hold the same to the said Andrew Partridge and his heirs and assigns, to their own use and behoof forever; subject nevertheless to the conditions therein contained and to redemption according to law. In witness whereof I hereto set my hand and seal this Thirtieth day of November A.D. 1886.

Signed and sealed in presence of Rufus B. Dodge — Moses D. Williams (seal)

Commonwealth of Massachusetts. Worcester ss. Nov. 30. 1886. Then personally appeared the above-named Moses D. Williams and acknowledged the foregoing instrument to be his free act and deed,

Before me, Rufus B. Dodge, Justice of the Peace.

Rec'd Nov. 30th 1886 at 7-50 P.M. Ent'd & Ex'd By Henry S. Wilder Reg'r

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Carrington Ed'r to State Primary & Reform Schools.

I. Know all men by these presents that I Edward I. Harrington of Lexington in the County of Middlesex and Commonwealth of Massachusetts in consideration of Three Thousand Dollars to me paid by the Trustees of the State Primary and Reform Schools, a Corporation duly authorized and established by law and located in the Commonwealth of Massachusetts, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Trustees of the State [illegible]

Before me R. D. Chase, Justice of the Peace.
Rec'd Oct. 25th 1888 at 8h AM Ent'd & Ex'd By Aubrey B. Wilder Reg.

Wilson George B.
to
Melvin H. Walker &c.

Know all men by these presents that I, George B. Wilson, of Westborough, in the County of Worcester and Commonwealth of Massachusetts, in consideration of Five Hundred and five hundred dollars paid by Melvin H. Walker, Elizabeth G. Evans, Elizabeth C. Putnam, Milo Kildreth, Charles L. Gardner, James G. O'Connor and Henry C. Greeley, Trustees of the State Primary and Reform School, in said Commonwealth, for the benefit of the Lyman Fund in the hands of said Trustees, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Trustees, a certain farm, with the buildings thereon, and the appurtenances thereto belonging, situated in said Westborough, and consisting of the tracts and parcels of land bounded and described as follows, to wit: No. 1 Beginning at a stake and stones Westerly of the house on the road leading from Westboro' to Northboro' and running Easterly by said road 26 1/2 79 rods and 16 links to a stake and stones; thence N. 71° E. 19 1/2 1/4 rods and 15 links to a stake and stones; thence N. 22° W. 17 1/2 76 rods and 11 links to a stake and stones; thence N. 8° W. 9 1/2 12.75 rods to a stake and stones; thence S. 75° W. 13 rods 22.1 and 10 links to a stake and stones; thence N. 17 1/2° W. 1 1/2 24.75 rods to a stake and stones; thence S. 72 1/2° W. 4 rods 64.3 and 5 links to the place of beginning. No. 2. situate on the Westerly side of the road opposite the dwelling house, containing 26 acres, more or less, and bounded as follows: Beginning at the Northeast corner thereof by the road; thence by land formerly of Jacob Broaders, S. 81 1/2° W. 58 rods 963.6 and 10 links to a corner; thence N. 54 1/2° W. 24 rods and 5 links to a heap of stones; thence N. 69 1/2° W. 3 rods and 7 links to the river, thence up the middle of the river to a ditch at the corner of land formerly of Benjamin Gay; thence by said last named land, N. 27 1/2° E. 6 rods to a rock; thence by same land N. 82° E. 69 rods and 10 links to a white oak; thence N. 79 1/2° E. 64 rods to the road aforesaid; thence Northerly by said road to the first mentioned bound. No. 3. Situate in the Northerly part of said Westboro' on the Northeasterly side of the old road

leading from Westboro' to Northboro', containing 10 acres more or less, and bounded as follows: Beginning at the Southwesterly corner thereof, by said road, thence running N. 51½° E. 14 rods and 12 links to a corner by land formerly owned by Emmons Raymond; thence by same land N. 19° W. 49 rods and 25 links to a corner by land formerly of G. C. Sanborn; thence by same land S. 74½° W. 37 rods and 7 links to a chestnut tree by the aforesaid road; thence Southerly by said road 25 rods to an angle in said road; thence by said road 38 rods and 9 links to the place of beginning. The first two lots of land may be found described in deed recorded in the Registry of Deeds, of the county of Worcester, Book 655, Page 379; the third parcel in deed dated April 5. 1867 and recorded in said Registry Book 741, Page 521 to which reference is hereby made. No. 4. Situate in the Northerly part of Westboro' and bounded as follows to wit: Beginning at the Northerly corner thereof by the old road aforesaid, by land of Hiram L. Broaders and running N. 83° E. 37 rods and 23 links to a stump; thence by said Broaders' land S. 53° E. 16 rods and 16 links to an angle by the corner of land now or formerly owned by Emmons Raymond; thence by same said S. 8° E. 31 rods more or less to land of John Sanderson; thence by said Sanderson's land Southerly to a small chestnut tree by the aforesaid road; thence by said road Northerly to the place of beginning, subject to the right of G. C. Sanborn, his heirs and assigns to take water from the well sunk upon said premises by pipes and to enter upon said premises for the purpose of examining and repairing the same when necessary. This last tract of land may be found described in deed from G. C. Sanborn to C. D. Cook, dated March 10. 1864 and recorded in said Registry, Book 678. Page 593. No. 5. Contains 6 acres and 113 rods, more or less, and is bounded as follows, viz: Beginning at the Northwesterly corner thereof, being the Northeasterly corner of land sold to Hiram L. Broders, thence N. 48½° E. 2 rods and 8 links to an angle; thence N. 55¼° E. 2 rods to an angle; thence N. 67½° E. 4 rods and 18 links to an angle; thence N. 69¾° E. 11 rods to the east abutment of a car way; thence S. 74½° E. 12 rods and 3 links to the east

abutment of a bar-way; thence N. 7° E. 6 rods and 15 links to a corner; thence S. 3¼° W. 9 rods and 18 links to an angle; thence S. 17½° W. 2 rods and 3 links to an angle; thence S. 27¼° W. 30 rods and 11 links to an angle; thence S. 5½° W. 15 rods and 19 links to a corner of wall by land of Charles Warren; thence by said Warren's land N. 85½° W. 12 rods and 11 links to a corner of wall; thence by H. L. Broaders' land N. 5¾° W. 41 rods and 11 links to the corner first named, together with the privilege of passing to and from the same past the house of the late Richmond Stoddard and over the land, now or late, of Hiram L. Broaders in the way in which it has been customary to pass. Being the same premises conveyed by C. C. Gilman to Abraham M. Brigham by deed dated May 17, 1854 and recorded in said Registry Book 528, Page 367. No. 6. Contains one acre, more or less, and is bounded as follows: Beginning at the Southwesterly corner thereof at the road leading from Westboro' to Northboro' thence N. 74. 0° E. by land of J. H. Hero, 10 rods and 6 links to a stone wall by the old road leading from Westboro' to Northboro'; thence in a Northerly direction by said stone wall 28 rods and 13 links to a corner; thence S. 66° W. 2 rods to a corner; thence in a Southerly direction by the new road leading from said Westboro' to Northboro' 30 rods to the place of beginning; this tract being described in deed from C. C. Sanborn to C. D. Cobb, and recorded in said Registry in Book 604, Page 568. See said Registry Book 994 and Page 554 and Book 1138 and Page 219.

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said Trustees, their successors 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 successors and assigns that I am lawfully seized in fee simple of the granted premises, that they are free from all incumbrances; that I have good right to sell and convey the same as aforesaid; and that I will and my heirs, executors and administrators shall warrant and defend the same to the grantee and their successors and assigns forever, against the lawful claims and demands of all persons. And for the consideration

aforesaid & Amelia M. Wilson of said Westborough, wife of said George B. Wilson do hereby release unto the said grantee and their successors and assigns all right of or to both dower and homestead in the granted premises.

In witness whereof we the said George B. Wilson and Amelia M. Wilson, wife as aforesaid hereunto set our hands and seals this Eighteenth day of October in the year one thousand eight hundred and eighty eight.

Signed, sealed and delivered in presence of Joshua C. Beeman to G. B. W. & A. M. W. Maynard

George B. Wilson (seal)
Amelia M. Wilson (seal)

Commonwealth of Massachusetts. Worcester ss. October 18th 1888. Then personally appeared the above named George B. Wilson and acknowledged the foregoing instrument to be his free act and deed. Before me Joshua C. Beeman. Justice of the Peace.

Rec'd Oct. 20th 1888 at 8h A.M. Ent'd & Ex'd By Harvey B. Wilder Reg.

People's Sav. Bk. to Horace Hobbs

Know all men by these presents that the People's Savings Bank of Worcester, a corporation legally organized, doing business in Worcester, holding a certain mortgage given by Horace Hobbs to said Bank dated April 26th A. D. 1875, and recorded with Worcester District Registry of Deeds, libro 954 folio 131 do hereby acknowledge that it has received from Horace Hobbs, the mortgagor named in said mortgage, full payment and satisfaction of the same; and in consideration thereof it does hereby cancel and discharge said mortgage, and release and quitclaim unto the said Horace Hobbs and his heirs and assigns forever, the premises thereby conveyed.

In witness whereof The People's Savings Bank by the hand of its Treasurer, duly authorized thereto, hereunto set its corporate seal name this Fifteenth day of October A. D. 1888.

Signed and sealed in the presence of L. Kimball

The People's Savings Bank (seal)
By C. M. Bent, Treasurer.

Commonwealth of Massachusetts. Worcester ss. Octo. 19th 1888. Then personally appeared the above named Charles M. Bent, Treasurer and acknowledged the foregoing instrument to be the free act and deed of the People's Savings Bank.

Before me Frederic Kimball - Justice of the Peace.

Rec'd Oct. 20th 1888 at 8h A.M. Ent'd & Ex'd By Harvey B. Wilder Reg.

Supreme Court for the City and County of New York, the ninth day of September in the year of our Lord one thousand eight hundred and eighty nine, of our Independence the one hundred and fourteenth. Edward F. Reilly Clerk.

(Seal)

I, Charles A. Van Brunt, Presiding Justice of the Supreme Court of the State of New York for the City and County of New York, do hereby certify that Edward F. Reilly, whose name is subscribed to the preceding exemplification, is the Clerk of the said County of New York and Clerk of said Supreme Court for said County, duly Elected and sworn, and that full faith and credit are due to his official acts. I further certify that the seal affixed to the exemplification is the seal of our said Supreme Court, and that the attestation thereof is in due form.

Dated, New York, September 9th 1889.

C. A. Van Brunt Justice of the Supreme Court of the State of New York.

State of New York, City and County of New York, ss. I, Edward F. Reilly, Clerk of the Supreme Court of said State in and for the City and County of New York, do hereby certify that Hon. Charles A. Van Brunt, whose name is subscribed to the preceding certificate, is Presiding Justice of the Supreme Court of said State in and for the City and County of New York, duly elected and sworn, and that the signature of said Justice to said certificate is genuine. In testimony whereof I have hereunto set my hand and affixed the seal of the said Court, this 9th day of Sept, 1889. Edward F. Reilly, Clerk.

(Seal)
Correct
E. F. R.

Rec'd Sept. 16th 1889 at 10 A.M. Ent'd Ex'd By Henry B. Wilder Esq'r

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Trustees of the State Primary and Reform Schools to Commonwealth of Mass.

Know all men by these presents that the Trustees of the State Primary and Reform Schools, in the Commonwealth of Massachusetts, in consideration of Five Thousand Five Hundred Dollars paid by the Commonwealth of Massachusetts, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Commonwealth of Massachusetts, all and several the tracts and parcels of land with the buildings thereon, and the privileges and appurtenances thereto belonging, situate in Westboro, in the County of Worcester, and described and conveyed in deed from George B. Wilson to said Trustees dated October 18th 1888, and recorded with the Worcester Dist.

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Deeds Book 1281, Page 244, to which deed and the deeds therein referred to, reference is made for a full and particular description of said conveyed premises. To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said Commonwealth of Massachusetts and its assigns, to their own use and behoof forever. And we hereby for ourselves and our heirs executors and administrators covenant with the grantee and its assigns that we are lawfully seized in fee simple of the granted premises, that they are free from all incumbrances, excepting as stated in said Wilson deed, that we have good right to sell and convey the same as aforesaid: and that we will and our heirs, executors and administrators shall warrant and defend the same to the grantee and its assigns forever against the lawful claims and demands of all persons, excepting as stated in said Wilson deed.

In witness whereof, we the said Trustees, by Charles L. Gardner, our Treasurer, hereto duly authorized, have hereunto set our hand and seal this Twenty eighth day of August in the year one thousand eight hundred and eighty nine.

Signed and sealed in presence of William W. Leach } Trustees of the State Primary and Reform Schools (seal)
By Charles L. Gardner, Treasurer

Commonwealth of Massachusetts. Hampden ss. August 28th 1889.
Then personally appeared the above named Charles L. Gardner and acknowledged the foregoing instrument to be the free act and deed of the Trustees of the State Primary and Reform Schools.

Before me, William W. Leach Justice of the Peace.

At a meeting of the Trustees of the State Primary and Reform Schools duly called and held at Monson August 1st 1889, at which a quorum of said Trustees was present, the following votes were passed as appears by the records of said meeting:

Voted, That the Treasurer be authorized to draw from the State Treasury five thousand five hundred (5.500) dollars for the purchase of the Wilson farm, and to pay therewith the loan at the Palmer Savings Bank.

Voted, That the Treasurer be authorized to execute, in behalf of the Trustees, a deed of the Wilson farm to the Commonwealth of Massachusetts.

Attest, Elizabeth G. Evans
Secretary.

Boston, Aug. 28th 1889.
Rec'd Sept. 19th 1889 at 8h A.M. Ent'd & Ex'd

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2157

Brigham Est.

to

Unknown

I, Alden L. Boynton, the Executor of the will of Lucy H. Brigham late of Westborough, Worcester County, Massachusetts holder of a mortgage from James O. McCaufey to Lucy H. Brigham dated May 15, 1873 A. D. recorded with Worcester District Deeds Book 904, Page 503, acknowledge S A T I S F A C T I O N of the same
W I T N E S S my hand and seal this 16th day of July, 1918.

Alden L. Boynton (seal)
Executor of the will of Lucy H.Brigham.

Commonwealth of Massachusetts

Worcester ss. July 16, 1918 Then personally appeared the above-named Alden L. Boynton, Executor and acknowledged the foregoing instrument to be his free act and deed, before me

Albert E Lewis Notary Public
My commission expires June 29, 1922.

Rec'd July 16, 1918, at 11h. 36m. A. M. Ent'd & Ex'd.

* * * * * * * * * * *

Thorne

to

Commonwealth of Mass

1-$2.00 Stamp
7-50¢ Stamps
Cancelled

See Plan Book 32, Plan 31.

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, Edwards Thorne of the City and County of Worcester, and Commonwealth of Massachusetts, in consideration of One (1) Dollar and other valuable considerations paid by Commonwealth of Massachusetts, 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 Commonwealth of Massachusetts, a certain tract or parcel of land with the buildings thereon situated on the northerly side of Belmont Street in WESTBORO, in said County, and bounded and described as follows: Beginning at the southeast corner thereof at a stone bound on the northerly side of said Belmont Street at land of one Boynton; thence north 6° 45' east two hundred six and thirty one-hundredths (206.30) feet to a point; thence north 7° 50' east one hundred sixty-two and three-tenths (162.3) feet to a stone bound on an old discontinued road, the last two courses being by land of said Boynton; thence north 82° 16' west two hundred eighty-five and nine-tenths (285.9) feet to a point; thence north 89° 16' west seven hundred and seven-tenths (700.7) feet to a point; thence north 82° 21' west one hundred eighty-two (182) feet to land of said grantee; the last three courses being by said old discontinued road; thence south 9° 19' west two hundred sixty-one and seven-tenths (261.7) feet by land of said grantee to said Belmont Street; thence south 81° 13' east eleven hundred seventy-eight and thirty-five one-hundredths (1178.35) feet by the northerly line of said Belmont Street to the point of beginning. Containing about eight and one-half (8 1/2) acres and being the same premises as shown on "Plan of land of Edwards Thorne, Belmont Street, Westboro, Mass., purchased by Commonwealth of Mass. for Lyman School for Boys, June, 1918," said plan to be recorded herewith in the Worcester District Registry of Deeds. Being the same premises as described in a deed from Edward F. Sprague to me dated July 8, 1914, and recorded in the Worcester District Registry of Deeds, Book 2058, Page 353. Together with all my right, title and interest in and to said old discontinued road and in and to that section of Belmont Street bounding said premises upon the south. Said premises are conveyed subject to taxes for the current year which the grantee assumes and agrees to pay.

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 Commonwealth of Massachusetts and its successors and assigns, to their own use and behoof forever. And I hereby for myself and my heirs, executors, and administrators, covenant with the grantee and its successors and assigns that I am lawfully seized in fee-simple of the granted premises; that they are free from all incumbrances; except as 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 grantee and its successors and assigns forever against the lawful claims and demands of all persons, except as aforesaid.

And for the consideration aforesaid I, Kate B. Thorne wife of said Edwards Thorne do hereby release unto the said grantee and its successors and assigns all right of or to both D O W E R and H O M E S T E A D in the granted premises, and all other rights and interests therein.

I N W I T N E S S W H E R E O F we the said Edwards Thorne and Kate B. Thorne hereunto set our hands and seals this 16th day of July in the year one thousand nine hundred and eighteen.

Signed and sealed in the presence of

R. J. Hastings

Edwards Thorne (seal)
Kate B. Thorne (seal)

Commonwealth of Massachusetts.

Worcester ss. July 16, 1918. Then personally appeared the above-named Edwards Thorne and acknowledged the foregoing instrument to be his free act and deed, before me -

Rowland J. Hastings Justice of the Peace.
My com. expires 12 - 20 - 20.

hereunto set our hands and seals this Twenty third day of June in the year one thousand eight hundred and ninety nine.

Signed and sealed in the presence of Charles H. Sibley to both— Alma B. Anderson. (seal)
Blanche E. Anderson. (seal)

Commonwealth of Massachusetts Worcester ss June 23, 1899. Then personally appeared the above named Alma B. Anderson, and acknowledged the foregoing instrument to be her free act and deed.

Before me Charles H. Sibley Justice of the Peace.

Rec'd June 23d 1899 at 3h 55m P.M. Ent'd & Ex'd By [illegible]

Taft Austin A. to Butler W. Hero.

Know all men by these presents that I Austin A. Taft of Mendon in the County of Worcester and Commonwealth of Massachusetts, the mortgagee named in a certain mortgage given by Butler W. Hero to me the said Austin A. Taft, dated April 23d A.D. 1883 and recorded with Worcester District Deeds, libro 1143, folio 337 in consideration of One dollar paid by the said Butler W. Hero, the receipt whereof is hereby acknowledged, do hereby remise, release and forever quitclaim unto the said Butler W. Hero, all the right, title and interest which I acquired under the aforesaid mortgage in or to that portion of the premises therein conveyed, which is described as follows, namely: Beginning at the South westerly portion of the released premises at a stone bound on the Northerly side of Belmont Street in said Westborough; thence S. 79° E. by said street 132.00 feet to a stone bound by Lyman School land; thence N. 25 3/4° E. by said land 550.00 feet to a stone bound; thence N. 64 1/2° W. by said Hero land 285.77 feet to a stone bound; thence S. 25 1/2° W. by said Hero land 285.60 feet to a stone bound; thence S. 64 1/2° E. by said Hero land 83.47 feet to a stone bound; thence S. 11° W. by said Hero land to the place of beginning, said released premises containing three acres. Surveyed June 13, 1899 bearings Magnetic North. To have and to hold the same to the said Butler W. Hero and his heirs and assigns to their own use and behoof forever. But this release shall not in any way affect or impair my right to hold under the said mortgage and as security for the

sum remaining due thereon or to sell under the power of sale in said mortgage contained all the remainder of the premises therein conveyed and not hereby released.

In witness whereof, I hereunto set my hand and seal this Twentieth day of June A.D. 1899.

Signed and sealed in presence of Clarence A. Taft.— Austin A. Taft. (seal)

Commonwealth of Massachusetts, Worcester ss. June 21st 1899. Then personally appeared the above named Austin A. Taft and acknowledged the foregoing instrument to be his free act and deed.

Before me Liberty Freeman Justice of the Peace. (seal)

Rec'd June 26th 1899 at 1h 35m P.M. Ent'd & Ex'd By. Horace B. Wilder Reg

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Hero Butler W. to Arthur George. (Stamp $1.00 cancelled)

Know all men by these presents that I, Butler W. Hero of Westborough in the County of Worcester and Commonwealth of Massachusetts, in consideration of One Dollar and other valuable considerations to me paid by Arthur George of Westborough in the County of Worcester and Commonwealth of Massachusetts, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain sell and convey unto the said Arthur George, a certain tract of land situated on the Northerly side of Belmont Street in said Westborough containing three acres, and bounded and described as follows, viz: Beginning at a stone bound at the Southwesterly corner of the granted premises, thence S. 79° E. by said Belmont Street one hundred and thirty two (132.00) feet to a stone bound at Lyman School land; thence N. 25 3/4° E. by said Lyman School land five hundred and fifty (550.00) feet to a stone bound; thence N. 64 1/2° W. by land of grantor, two hundred and eighty five and seventy seven one hundredths (285.77) feet to a stone bound; thence S. 25 1/2° W. by land of grantor, two hundred and eighty five and sixty one hundredths (285.60) feet to a stone bound; thence S. 64 1/2° E. by land of grantor eighty three and forty seven one hundredths (83.47) feet to a stone bound; thence S. 11° W. by land of grantor, three hundred and ten and ten one hundredths (310.10) feet to the place of beginning. Being a part of the premises conveyed to grantor by Horace B. Hero, through Austin A. Taft, mortga-

Supreme Court for the City and County of New York, the ninth day of September in the year of our Lord one thousand eight hundred and eighty nine, of our Independence the one hundred and fourteenth. Edward F. Reilly Clerk.

(Seal)

I, Charles A. Van Brunt, Presiding Justice of the Supreme Court of the State of New York for the City and County of New York, do hereby certify that Edward F. Reilly, whose name is subscribed to the preceding exemplification, is the Clerk of the said County of New York and Clerk of said Supreme Court for said County, duly elected and sworn, and that full faith and credit are due to his official acts. I further certify that the seal affixed to the exemplification is the seal of our said Supreme Court, and that the attestation thereof is in due form.

Dated, New York, September 9th 1889.

C. A. Van Brunt Justice of the Supreme Court of the State of New York.

State of New York, City and County of New York, ss. I, Edward F. Reilly, Clerk of the Supreme Court of said State in and for the City and County of New York, do hereby certify that Hon. Charles A. Van Brunt, whose name is subscribed to the preceding certificate, is Presiding Justice of the Supreme Court of said State in and for the City and County of New York, duly elected and sworn, and that the signature of said Justice to said certificate is genuine. In testimony whereof I have hereunto set my hand and affixed the seal of the said Court, this 9th day of Sept, 1889. Edward F. Reilly, Clerk.

(Seal)
Correct
E. F. R.

Rec'd Sept. 10th 1889 at 10 A.M. Ent'd Ex'd By [illegible] B. Wilder Reg'r

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Trustees of the Reform Schools to Commonwealth of Mass.

State Primary

Know all men by these presents that the Trustees of the State Primary and Reform Schools, on the Commonwealth of Massachusetts, in consideration of Five Thousand Five Hundred Dollars paid by the Commonwealth of Massachusetts, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Commonwealth of Massachusetts, all and several the tracts and parcels of land with the buildings thereon, and the privileges and appurtenances thereto belonging, situate in Westboro, in the County of Worcester, and described and conveyed in deed from George R. Wilson to said Trustees dated October 18th 1888, and recorded with the Worcester Dist

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Deeds Book 1281, Page 247, to which deed and its deeds therein referred to, reference is made for a full and particular description of said conveyed premises. To Have and to Hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said Commonwealth of Massachusetts and its assigns, to their own use and behoof forever. And we hereby for ourselves and our heirs executors and administrators covenant with the grantee and its assigns that we are lawfully seized in fee simple of the granted premises, that they are free from all incumbrances, excepting as stated in said Wilson deed, that we have good right to sell and convey the same as aforesaid: and that we will and our heirs, executors and administrators shall warrant and defend the same to the grantee and its assigns forever against the lawful claims and demands of all persons, excepting as stated in said Wilson deed.

In witness whereof, we the said Trustees, by Charles L. Gardner, our Treasurer, hereto duly authorized, have hereunto set our hand and seal this Twenty eighth day of August in the year one thousand eight hundred and eighty nine.

Signed and sealed in presence of William W. Leach } Trustees of the State Primary and Reform Schools (seal)
By Charles L. Gardner, Treasurer

Commonwealth of Massachusetts. Hampden ss. August 28th 1889.
Then personally appeared the above named Charles L. Gardner and acknowledged the foregoing instrument to be the free act and deed of the Trustees of the State Primary and Reform Schools.

Before me, William W. Leach Justice of the Peace.

At a meeting of the Trustees of the State Primary and Reform Schools duly called and held at Monson August 1st 1889, at which a quorum of said Trustees was present, the following votes were passed as appears by the records of said meeting:

Voted, That the Treasurer be authorized to draw from the State Treasury five thousand five hundred (5,500) dollars for the purchase of the Wilson farm, and to pay therewith the loan at the Palmer Savings Bank.

Voted, That the Treasurer be authorized to execute, on behalf of the Trustees, a deed of the Wilson farm to the Commonwealth of Massachusetts.

Attest, Elizabeth G. Evans
Secretary.

Boston, Aug. 28th 1889.
Rec'd Sept. 19th 1889 at 8h A.M. Ent'd & Ex'd Bk. [illegible]

Signed and sealed in the presence of
George F. Sargent Guilford P. Heath (seal)
Commonwealth of Massachusetts
Worcester ss. March 30th 1914. Then personally appeared the above-named Guilford P. Heath and acknowledged the foregoing instrument to be his free act and deed, before me
George F. Sargent Justice of the Peace
Rec'd April 3, 1914, at 4h. 41m. 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, Allyn D. Phelps of Westboro, in the County of Worcester, and Commonwealth of Massachusetts, in consideration of One (1.00) Dollar and other valuable considerations paid by Carl Dreyfus of Boston, in the County of Suffolk, Elizabeth G. Evans of Boston, in the County of Suffolk, James W. McDonald of Marlboro, in the County of Middlesex, Charles M. Davenport, of Boston, in the County of Suffolk, John F. Scully of Arlington, in the County of Middlesex, Matthew Luce of Cohasset, in the County of Norfolk, Mary Josephine Bleakie of Brookline, in the County of Norfolk, Lewis M. Palmer, of South Framingham, in the County of Middlesex, and James J. Sheehan of Peabody, in the County of Essex, all of the Commonwealth of Massachusetts, Trustees for the time being for the Lyman School for Boys at Westboro, in the County of Worcester, in said Commonwealth, and as such Trustees of the Lyman Trust Fund, 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 Carl Dreyfus, Elizabeth G. Evans, James W. McDonald, Charles M. Davenport, John F. Scully, Matthew Luce, Mary Josephine Bleakie, Lewis M. Palmer, and James J. Sheehan as Trustees of the Lyman Trust Fund, their successors and assigns, the following tract of land with the buildings thereon situated in the Towns of WESTBORO and NORTHBORO as shown on a plan drawn by R. E. Allen and Son, Civil Engineers, of Shrewsbury, Massachusetts, and entitled "Plan of Allyn D. Phelps Farm", dated 1911, 1914, and containing seventy-nine and one-half (79 1/2) acres more or less and bounded and described as follows: Beginning at the southeast corner of the premises herein conveyed at a corner of land of George H. Johnson and also a corner of land of said Trustees; thence North 71° 21' West seventy-seven and six-tenths (77.6) feet to a point; thence North 71° 36' West three hundred eight and nine-tenths (308.9) feet to a corner; thence South 6° 40' West one hundred twenty-three and four-tenths (123.4) feet to a corner; thence South 70° 55' West three hundred eighty-nine and three-tenths (389.3) feet to a corner; thence North 27° 4' West three hundred forty-nine (349) feet crossing an old Town road to the northerly line thereof; the last five courses being by land of said George H. Johnson; thence South 49° 31' West eleven and six-tenths (11.6) feet; thence South 64° 26' West two hundred thirty-nine and eight-tenths (239.8) feet; thence South 69° 16' West eighty-nine and eight-tenths (89.8) feet; thence South 77° 16' West seventy-five (75) feet to land of the Heirs of Charles D. Cobb; the last four courses being by the northerly line of said Town road; thence North 29° 55' West one hundred sixty-seven (167) feet to a point; thence North 30° 25' West one hundred forty-five and three-tenths (145.3) feet; thence North 30° 35' West four hundred twenty-five (425) feet to the Assabet River; the last three courses being by said Cobb land; thence in a generally northeasterly direction by said Assabet River to land of one Rhoades; thence South 59° 50' East seventy-five (75) feet to a corner; thence North 29° 10' East two hundred fifty and eight-tenths (250.8) feet to land of Herbert A. Kimball; the last two courses being by land of said Rhoades; thence South 59° 42' East two hundred fifty-eight and three-tenths (258.3) feet to a point; thence South 58° 52' East three hundred eighty-three (383) feet to land of said Trustees; the last two courses being by land of said Herbert A. Kimball; thence South 45° 33' West eight hundred forty-six (846) feet by land of said Trustees to a stone bound; thence South 14° 55' West also by land of said Trustees one thousand eight hundred and fourteen and three-tenths (1814.3) feet to the point of beginning. Being a part of the same premises as described in a deed of Julia A. Rice to me dated July 15, 1911, and recorded in the Worcester District Deeds, Book 1968, Page 51.

Also hereby releasing to said grantees the spring, water, and pipe line rights all as more definitely reserved in a deed from me to said Trustees, dated April 23, 1912, and recorded in said District Deeds, Book 1992, Page 382.

Also hereby releasing to said grantees the wall or fence rights all as more definitely described in the last mentioned deed.

Also hereby conveying all my right, title and interest in, to and over the old Town road leading from the Westboro-Northboro road to the premises above described and hereby conveyed.

Said premises are conveyed subject to the right of way across the

Phelps

to

Dreyfus et als. Trustees

See Plan Book 25 Plan 9.

same as now owned by said grantees and as specifically described in my last mentioned deed to said Trustees under date of April 23, 1912, and recorded in the said District Deeds, Book 1992, Page 382.

Meaning and intending to convey and hereby conveying all my real estate situated in the Town of Westboro, and all rights therein owned by me; and also hereby conveying all of the so-called "Old Stoddard Farm" as may lie in the adjoining Town of Northboro.

And I do further ratify and confirm said deed given by me to said Trustees, under date of April 23, 1912, and recorded in said District Deeds, Book 1992, Page 382; but I do correct said deed and plan recorded therewith, in one particular, viz: In said deed and plan the land therein described and conveyed was stated as located in Westboro, whereas the first above-mentioned and later plan to be now recorded, shows the premises then conveyed to be located partly in Northboro, as well as in Westboro; and this later plan is correct and traces thereon the proper location of the Westboro-Northboro Town line.

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 Trustees, and their successors 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 successors and assigns that I am lawfully seized in fee-simple of the granted premises; that they are free from all incumbrances except as aforesaid, and except the taxes for the year 1914, which the grantees assume and agree to pay; 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 against the lawful claims and demands of all persons except as aforesaid.

And for the consideration aforesaid, I, Alice M. Phelps wife of the said Allyn D. Phelps do hereby release unto the said grantees and their successors and assigns, the right of or to both D O W E R and H O M E-S T E A D in the granted premises, and all other rights and interests therein.

I N W I T N E S S W H E R E O F, we, the said Allyn D. Phelps and Alice M. Phelps hereunto set our hands and seals this second day of April in the year one thousand nine hundred and fourteen.

Witness.
Rowland J. Hastings

Allyn D. Phelps (seal)
Alice M. Phelps (seal)

Commonwealth of Massachusetts

Worcester ss. April 3, 1914. Then personally appeared the above-named Allyn D. Phelps and acknowledged the foregoing instrument to be his free act and deed, before me,

Rowland J. Hastings Justice of the Peace.

Rec'd April 3, 1914, at 4h. 41m. P. M. Ent'd & Ex'd.

* * * * * * * *

Proulx

to

Wheelock

See Discharge
B. 2196 P. 340

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, Charles Proulx, of Southbridge, Worcester County, Massachusetts, in consideration of Three Thousand Dollars to me paid by J. C. F. Wheelock, of said Southbridge, 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 J. C. F. Wheelock that certain tract of land, with the buildings thereon and to be erected thereon, situated in that part of said SOUTHBRIDGE known as "Globe Village", on the westerly side of a proposed street to be known as "Proulx Avenue", which avenue is some 500 or 600 feet westerly from Pleasant Street, and bounded as follows, to wit:- Beginning at an iron pin in the ground on the westerly line of said proposed avenue, and at other land of the grantor; thence N. 75°- 15' W. first by land of the grantor and then by same course by land of Norval Newell 170 feet to an iron pin in the ground; thence N. 17° - 30' E. by land of the grantor 350 feet to an iron pin in the ground; thence easterly by land of the grantor 140 feet to an iron pin in the ground on the westerly line of said Proulx Avenue as proposed; thence southerly by said proposed Proulx Avenue 353.43 feet to the point of beginning. Said tract is a part of the Dr.Curtis Homestead so-called. For further particulars of description reference is hereby made to a plan of said tract this day filed with the grantee by the grantor and made by McGovern, C. E. And as appurtenant to the granted premises the right to use, in common with others the proposed streets and avenues leading from the granted premises to Pleasant Street and West Main Street; all as shown by plans and blue prints of said Proulx.

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 J. C. F. Wheelock and his heirs and assigns, to their own use and behoof forever. And I hereby for myself and my heirs, executors and administrators cove-

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Before me N. D. Chase Justice of the Peace.
Rec'd Oct. 20th 1888 at 8h A.M. Ent'd & Ex'd By Hubbard B Wilder Reg't

Wilson George B.
to
Melvin H. Walker &c.

Know all men by these presents that I George B. Wilson of Westborough in the County of Worcester and Commonwealth of Massachusetts, in consideration of Five Thousand and five hundred dollars paid by Melvin H. Walker, Elizabeth G. Evans, Elizabeth C. Putnam, Milo Hildreth, Charles L. Gardner, James E. O'Connor and Henry C. Greeley, Trustees of the State Primary and Reform School, in said Commonwealth, for the benefit of the Lyman Fund in the hands of said Trustees the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Trustees, a certain farm, with the buildings thereon, and the appurtenances thereto belonging, situated in said Westborough, and consisting of the tracts and parcels of land bounded and described as follows, to wit: No. 1 Beginning at a stake and stones Westerly of the house on the road leading from Westboro' to Northboro' and running Easterly by said road 26 rods and 16 links to a stake and stones; thence N. 71° E. 11 rods and 15 links to a stake and stones; thence N. 22° W. 13 rods and 11 links to a stake and stones; thence N. 8° W. 9½ rods to a stake and stones; thence S. 75° W. 13 rods and 10 links to a stake and stones; thence N. 17½° W. 1½ rods to a stake and stones; thence S. 72½° W. 4 rods and 5 links to the place of beginning. No. 2. situate on the Westerly side of the road opposite the dwelling house, containing 26 acres, more or less, and bounded as follows: Beginning at the Northeast corner thereof by the road; thence by land formerly of Jacob Broaders, S. 81½° W. 58 rods and 10 links to a corner; thence N. 54½° W. 24 rods and 5 links to a heap of stones; thence N. 69½° W. 3 rods and 7 links to the river, thence up the middle of the river to a ditch at the corner of land formerly of Benjamin Gay; thence by said last named land, N. 27½° E. 6 rods to a rock; thence by same land N. 52° E. 67 rods and 10 links to a white oak; thence N. 79½° E. 67 rods to the road aforesaid; thence Northerly by said road to the first mentioned bound. No. 3. Situate in the Northerly part of said Westboro' on the Northeasterly side of the old road

leading from Westboro' to Northboro', containing 10 acres, more or less, and bounded as follows: Beginning at the Southwesterly corner thereof, by said road, thence running N. 51½° E. 14 rods and 12 links to a corner by land formerly owned by Emmons Raymond; thence by same land N. 19° W. 49 rods and 25 links to a corner by land formerly of G. C. Sanborn; thence by same land S. 74½° W. 37 rods and 7 links to a chestnut tree by the aforesaid road; thence Southerly by said road 25 rods to an angle in said road; thence by said road 38 rods and 9 links to the place of beginning. The first two lots of land may be found described in deed recorded in the Registry of Deeds of the County of Worcester, Book 655, Page 379; the third parcel in deed dated April 5. 1867 and recorded in said Registry Book 741, Page 521 to which reference is hereby made.

No. 4. Situate in the Northerly part of Westboro' and bounded as follows to wit: Beginning at the Northerly corner thereof by the old road aforesaid, by land of Hiram L. Broaders and running N. 83° E. 37 rods and 23 links to a stump; thence by said Broaders land S. 53° E. 16 rods and 16 links to an angle by the corner of land now or formerly owned by Emmons Raymond; thence by same land S. 8° E. 31 rods more or less to land of John Sanderson; thence by said Sandersons land Southerly to a small chestnut tree by the aforesaid road; thence by said road Northerly to the place of beginning. Subject to the right of G. C. Sanborn, his heirs and assigns, to take water from the well sunk upon said premises by pipes and to enter upon said premises for the purpose of examining and repairing the same when necessary. This last tract of land may be found described in deed from G. C. Sanborn to C. D. Cook, dated March 10. 1864 and recorded in said Registry, Book 678. Page 593. No. 5. Contains 6 acres and 113 rods, more or less, and is bounded as follows, viz: Beginning at the Northwesterly corner thereof, being the Northeasterly corner of land sold to Hiram L. Broders, thence N. 48½° E. 2 rods and 8 links to an angle; thence N. 55¼° E. 2 rods to an angle; thence N. 67½° E. 4 rods and 18 links to an angle; thence N. 69¾° E. 11 rods to the East abutment of a bridge; thence N. 74½° E. 12 rods and 3 links to the East

aforesaid to a corner; thence S. 25¼° W. 1 rods and 12 links to a corner; thence S. 17½° W. 2 rods and 5 links to a corner; thence S. 27¼° W. 30 rods and 11 links to a corner; thence S. 5½° W. 15 rods and 19 links to a corner of wall by land of Charles Warren; thence by said Warrens land S. 55½° E. 12 rods and 11 links to a corner of wall; thence by T. L. Broaders land N. 5¾° W. 41 rods and 11 links to the corner first named, together with the privilege of passing to and from the same over the lane now of late Richmond Stoddard and over the land, now or late, of Miriam L. Bowers in the way in which it has been customary to pass. Being the same premises conveyed by C. C. Dunham to Cordelia M. Dorigan by deed dated May 7. 1854 and recorded in said Registry, Book 223. Page 7. To which C. Contains one acre, more or less, and is bounded as follows: Beginning at the Southwesterly corner thereof at the road leading from Weston to Northboro thence N. 77. 0° E. by land of G. H. Hero, 10 rods and 6 links to a stone wall by the old road leading from Weston to Northboro; thence in a Northerly direction by said stone wall 28 rods and 8 links to a corner; thence S. 66° W. 2 rods to a corner; thence in a Southerly direction by the new road leading from said Weston to Northboro 30 rods to the place of beginning. Me intent being described in deed from C. C. Dunham to C. L. Cobb, and recorded in said Registry in Book 607. Page 565. See said Registry Book 994 and Page 554 and Book 1138 and Page 219.

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said Trustees, their successors and assigns, to their own use and behoof forever. And I the said for myself and my heirs, executors and administrators, covenant with the grantees and their successors and assigns that I am lawfully seized in fee simple of the granted premises, that they are free from all incumbrances, that I have good right to sell and convey the same as aforesaid; and that I will and my heirs, executors and administrators shall warrant and defend the same to the grantees and their successors and assigns forever, against the lawful claims and demands of all persons. And for the consideration

aforesaid & Amelia M. Wilson of said Westborough, wife of said George B. Wilson do hereby release unto the said grantee and their successors and assigns all right of or to both dower and homestead in the granted premises.

In witness whereof we the said George B. Wilson and Amelia M. Wilson, wife as aforesaid hereunto set our hands and seals this Eighteenth day of October in the year one thousand eight hundred and eighty eight.

Signed, sealed and delivered in presence of
Lizzie C. [illegible] to G. B. W.
A. E. Maynard

Geo. B. Wilson (seal)
Amelia M. Wilson (seal)

Commonwealth of Massachusetts. Worcester ss. October 18th 1888. Then personally appeared the above named George B. Wilson and acknowledged the foregoing instrument to be his free act and deed. Before me- Joshua E. Beeman. Justice of the Peace.

Rec'd Oct. 20th 1888 at 8h A.M. Ent'd & Ex'd By Horace B. Wilder Reg.

People's Sav. Bk. to Horace Hobbs

Know all men by these presents that the People's Savings Bank of Worcester, a corporation legaly organized, doing business in Worcester, holding a certain mortgage given by Horace Hobbs to said Bank dated April 26th A. D. 1875, and recorded with Worcester District Registry of Deeds, libro 957 folio 31 do hereby acknowledge that it has received from Horace Hobbs, the mortgagor named in said mortgage, full payment and satisfaction of the same; and in consideration thereof it does hereby cancel and discharge said mortgage, and release and quitclaim unto the said Horace Hobbs and his heirs and assigns forever, the premises thereby conveyed.

In witness whereof The Peoples Savings Bank by the hand of its Treasurer, duly authorized thereto, hereunto set its corporate seal name this Fifteenth day of October A. D. 1888.

Signed and sealed in the presence of
C. Kimball

The Peoples Savings Bank (seal)
By C. M. Bent, Treasurer.

Commonwealth of Massachusetts. Worcester ss. Oct. 19th 1888. Then personally appeared the above named Charles M. Bent, Treasurer and acknowledged the foregoing instrument to be the free act and deed of the Peoples Savings Bank.

Before me. Frederic Kimball - Justice of the Peace.

Rec'd Oct. 20th 1888 at 8h A.M. Ent'd & Ex'd By Horace B. Wilder Reg.

556

1199/556

N. E. Chase } June 1st 1885.
vs. Texas Dockbridge and wife's release of
Commonwealth to Deeds free act and deed.
Before me F. D. Chase Justice of the Peace
Rec. Sept. 21 1885 at 8 A.M. Ent. & Ex. Dy

Brady & ux
to
Commonwealth
of Massachusetts

Know all men by these presents, that I, James Brady of Westboro, in the County of Worcester and Commonwealth of Massachusetts, in consideration of Thirteen Hundred Dollars to me paid by The Commonwealth of Massachusetts, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Commonwealth, a certain tract of land with the buildings thereon, situated in the Northerly part of said Westboro, on the Northerly side of the road leading from Wesonville so called in said Westboro to Northboro, in said County, containing one acre more or less and bounded and described as follows, viz: On the East by said road - on the West and Northwest by land of [illegible] and on the Northeast and East by land formerly owned by O. E. Eaton. Meaning and intending to convey and hereby conveying a lot of land described in a deed to me from Charles D. Cobb dated December 6, 1871, and recorded with Worcester County Deeds (Worcester District) Book 877 Page 74. To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said Commonwealth of Massachusetts, and its successors and assigns, to their own use and behoof forever. And I do hereby, for myself and my heirs, executors and administrators, covenant with the said Grantee and its successors and assigns that I am lawfully seized in fee simple of the granted premises, that they are free from all incumbrances, that I have good right to sell and convey the same as aforesaid, and that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee and its successors and assigns forever, against the lawful claims and demands of all persons. And for the consideration aforesaid I, Mary E. Brady wife of the said James Brady, do hereby release unto the said grantee and its successors and assigns all right of or to both dower and homestead in the granted premises.

In witness whereof, we, the said James Brady and Mary E.

Brady hereunto set our hands and seals this Twenty-ninth day of August in the year one thousand eight hundred and eighty-five.

Signed, sealed and delivered in the presence of Sam'l E. Heywood, Henry E. Sevon

James Brady (seal)
Mary J. Brady (seal)
her X mark

Commonwealth of Massachusetts. Worcester ss. August 29, 1885. Then personally appeared the above named James Brady and Mary J. Brady and the foregoing instrument to be their free act and deed.

Before me Sam'l E. Heywood Justice of the Peace

Rec'd Sept 7 1885 at 8 30 A.M. Ent. & Ex. By Henry B Miller Reg't

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E. P. Morton to Ellen S. Pratt

Know all men by these presents, that I, E. P. Morton of the town of Dudley, County of Worcester, and Commonwealth of Massachusetts, in consideration of Four Hundred Dollars, paid by Ellen S. Pratt, of said Town & County, the receipt whereof is hereby acknowledged, do hereby remise, release and forever quitclaim unto the said Ellen S. Pratt, a certain parcel of land, situated on Lake Chaubunagungamaug, in the town of Dudley, County aforesaid, being a part of the same premises conveyed to the Grantor herein, amongst other, by deed dated [illegible] 1884, and recorded in the Registry of Deeds for said County, Book 1170 Page 45, and bounded and described as follows, to wit: Beginning at the N.W. corner thereof at a stake on the shore of Great Cove, so called; thence N. 3° W. 2 E. by a pine tree on said course marked, to a chestnut tree marked, 14 rods 13½ feet; thence N. 60° E. by a stake on said course marked, to a stake on the shore of a little cove 13 rods 7½ feet; thence Easterly, Southerly & Westerly, by the shore of the Lake to the bound first named. Containing four acres more or less, - excepting, however, in this conveyance, an island adjacent to land hereby conveyed, about four rods from same, called Lytle Island. Also is hereby granted to said grantee, her heirs & assigns, a right of way over my land, from land of Nelson Coles, and over my right of way over said Lytle Land, to premises hereby conveyed.

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said E. S. [illegible] to her own use, to her only proper use and behoof of her heirs and assigns forever. And I, the said [illegible] my heirs, executors and administrators, [illegible]

two hundred twenty-five (225) feet to a point; thence south 70° 15' west one hundred twenty (120) feet to a point; thence south 54° 57' west forty-five (45) feet to a point upon said Town road distant about thirty-three (33) feet southerly from said elm tree. It being understood and agreed that the said Trustees their successors and assigns shall have no other right or rights of way or passage over the land of said Allyn D. Phelps except as above set forth notwithstanding that other rights of way across the land of said Allyn D. Phelps may have heretofore existed. The above described premises are released subject to and reserving the right of said Guilford P. Heath to cut and remove the wood and timber from the Rice lot so-called, included in the above described premises, for a period of three (3) years from July 31, 1911.
T O H A V E and T O H O L D the same to the said Allyn D. Phelps and his heirs and assigns, to their own use and behoof forever. But this release shall not in any way affect or impair my right to hold under the said mortgage and as security for the sum remaining due thereon, or to sell under the power of sale in said mortgage contained, all the remainder of the premises therein conveyed and not hereby released.
I N W I T N E S S W H E R E O F, I hereunto set my hand and seal this twenty-second day of April 1912.

Guilford P. Heath (seal)

Commonwealth of Massachusetts
Worcester ss. April 22, 1912. Then personally appeared the above-named Guilford P. Heath and acknowledged the foregoing instrument to be his free act and deed, before me,

Ezra H. Bigelow, Justice of the Peace.
Rec'd April 26, 1912, at 12h. 48m. P. M. (Ent'd ' Ex'd.

* * * * * * * * * * *

Phelps

to

Dreyfus et als. Trustees

See Plan Book 20 Plan 65

See Book 2050 Page 257

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, Allyn D. Phelps of Westboro, in the County of Worcester, and Commonwealth of Massachusetts, in consideration of One (1.00) Dollar and other valuable considerations paid by Carl Dreyfus of Boston, in the County of Suffolk, Elizabeth G. Evans of Boston, in the County of Suffolk, James W. McDonald of Marlboro, in the County of Middlesex, Charles M. Davenport of Boston, in the County of Suffolk, John F. Scully of Arlington, in the County of Middlesex, Matthew Luce of Cohasset, in the County of Norfolk, Mary Josephine Bleakie of Brookline, in the County of Norfolk, David F. Slade of Fall River, in the County of Bristol, and James J. Sheehan of Peabody, in the County of Essex, all of the Commonwealth of Massachusetts Trustees for the time being for the Lyman School for Boys at Westboro, in the County of Worcester, in said Commonwealth, and as such, Trustees of the Lyman Trust Fund, 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 Carl Dreyfus, Elizabeth G. Evans, James W. McDonald, Charles M. Davenport, John F. Scully, Matthew Luce, Mary Josephine Bleakie, David F. Slade, and James J. Sheehan as Trustees of the Lyman Trust Fund, their successors and assigns, the following parcel of land in WESTBORO, as shown on a plan drawn by R. E. Allen and Son, Civil Engineers of Shrewsbury, Massachusetts, and entitled "Plan of part of Allyn D. Phelps Farm, Westboro, 1911," to be recorded herewith in the Worcester District Deeds, and containing one hundred thirty-three and one-third (133 1/3) acres more or less and bounded and described as follows: Beginning at a stone bound at the northwest corner of the premises herein conveyed; thence north 45° 33' east eight hundred forty-six (846) feet by land of Allyn D. Phelps to a point; thence south 58° 17' east four hundred (400) feet to a point; thence south 58° 55' east four hundred (400) feet to a point; thence south 57° 36' east one hundred fifty-six and four tenths (156.4) feet to a point; thence north 48° 17' east nine hundred sixteen (916) feet to a point; the last four courses being by land of Herbert A. Kimball; thence south 17° 44' east two hundred (200) feet to a point; thence south 18° 30' east six hundred sixty (660) feet to a point; thence south 22° 25' east four hundred forty-four (444) feet to a point; thence south 64° 40' west three hundred thirty-six and seven-tenths (336.7) feet to a point; thence south 62° 33' west six hundred twenty-four and seven-tenths (624.7) feet to a point; thence south 31° 44' west three hundred seventeen (317) feet to a point; thence south 14° 22' east three hundred one and two tenths (301.2) feet to a point; thence south 2° 9' east seven hundred one and eight-tenths (701.8) feet to a point; thence south 39° 14' east one hundred ninety-two (192) feet to a point; thence north 88° 56' west eight hundred eighty-two and seven-tenths (882.7) feet to a point; thence north 85° 5' west two hundred eighty-nine and two-tenths (289.2) feet to a point; the last eleven courses being by land of Westboro State Hospital; thence north 9° 28' east two hundred sixty-six and four-tenths (266.4) feet to a point; thence north 31° 46' east two hundred seventy-three and seven-tenths (273.7) feet to a point; thence north 30° 49' east two hundred twenty-two and seven-tenths feet to a point; thence north 22° 35' east forty (40) feet to a point; thence north

7° 57' east one hundred sixty and one-tenth (160.1) feet to a point; thence south 78° 44' west two hundred sixty-six (266) feet to a point; thence south 73° 54' west two hundred fifty (250) feet to a point; thence south 56° 14' west seventy-six (76) feet to a point; thence thence south 1° 34' east six hundred eighty-six and seven-tenths (686.7) feet to a point; thence north 82° 59' west forty-eight and three-tenths (48.3) feet to a point; thence north 71° 1' west two hundred twenty-seven and nine-tenths (227.9) feet to a point; thence south 69° 13' west one hundred three (103) feet to a point; thence south 34° 41' west four hundred fifty-one and two tenths (451.2) feet to a point; thence south 38° 59' west seventy and three-tenths (70.3) feet to a point; thence south 37° 13' west three hundred sixty-six (366) feet to a point; the last fifteen courses being by land of the Lyman School; thence north 32° 10' west sixty-six (66) feet to a point; thence north 19° 53' west one hundred sixty-eight and seven-tenths (168.7) feet to a point; thence north 12° 4' west three hundred thirty-one and six-tenths (331.6) feet to a point; thence north 22° 29' east four hundred forty-four and seven-tenths (444.7) -^ to a point; thence north 26° 1' east two hundred forty-eight and six-tenths (248.6) feet to a point; thence north 43° 17' west ninety-three and six-tenths (93.6) feet to a point; thence north 14° 55' east one thousand eight hundred fourteen and three-tenths (1814.3) feet to the place of beginning; the last seven courses being by land of George H. Johnson and land of the grantor. Being a part of the same premises as conveyed to me in the three following deeds:

(1) Deed of Greenlief Hersem of even date and to be recorded in the Worcester District Deeds.

(2) Deed of Greenlief Hersem dated November 3, 1910, and recorded in said District Deeds, Book 1958, Page 47.

(3) Deed of Julia A. Rice dated July 15, 1911, and recorded in said District Deeds, Book 1968, Page 51.

Said premises are conveyed subject to a right of way for ingress and and egress as now owned by said grantees, their successors and assigns, to pass and repass on foot or with teams or other vehicles to the so-called Brigham lot, now owned by said grantees; said right of way being also located across my own land not herein conveyed, extending from the granted premises to a Town road leading to the Westboro-Northboro road, over and along the following described strip of land as shown on said plan:- Beginning at an elm tree which stands at the northern terminus of said Town road, at the junction of said Town road with the right of way herein particularly described; thence north 63° 40' east fifty-five (55) feet to a point; thence north 70° 15' east one hundred twenty-two and five-tenths (122.5) feet to a point; thence north 83° 50' east two hundred thirty-five (235) feet to a point; thence south 80° 50' east one hundred twenty-nine (129) feet to a point; thence south 79° 25' east three hundred one (301) feet to the land herein conveyed; thence south 14° 55' west thirty-four and eight-tenths (34.8) feet to a point; thence north 77° 40' west three hundred (300) feet to a point; thence north 79° 25' west one hundred twenty-five and two-tenths (125.2) feet to a point; thence south 83° 5' west two hundred twenty-five (225) feet to a point; thence south 70° 15' west one hundred twenty (120) feet to a point; thence south 54° 57' west forty-five (45) feet to a point upon said Town road distant about thirty-three (33) feet southerly from said elm tree. It being understood and agreed that the said grantees their successors and assigns shall have no other right of rights of way or passage over the land of the said grantor except as above set forth notwithstanding that other rights of way across the land of said grantor may have heretofore existed. The above described premises are deeded subject to and reserving the right of Guilford P. Heath to cut and remove the wood and timber from the Rice lot so-called, included in the above described premises, for a period of three (3) years from July 31, 1911. Also reserving to the grantor his heirs and assigns the right to use the water of a spring upon said premises, said spring being located south 85° 30' east from the grantor's barn and about five hundred thirty-six (536) feet from the northwesterly boundary line of the granted premises, with the right to conduct said water by a line of pipe to said barn, and the right to enter upon said premises for the purposes of repairing or renewing said pipe to said spring, and for making other necessary repairs of said spring or pipe. It is also understood and agreed that the grantees their successors and assigns are to build and maintain a suitable wall or fence on the northwesterly boundary line between the above described premises and land of the grantor except where said boundary line is already suitably walled or fenced. Said premises are further conveyed subject to taxes for the year 1912, which taxes the grantor assumes and agrees to pay.

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 Trustees, and their successors 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 successors and assigns that I am lawfully seized in fee-simple of the granted premises; that they are free from all incumbrances except as 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 successors and assigns forever against the lawful claims and demands of all persons.

And for the consideration aforesaid I, Alice M. Phelps wife of the said Allyn D. Phelps do hereby release unto the said grantees and their successors and assigns, all right of or to both D O W E R and H O M E S T E A D in the granted premises, and all other rights and interests therein.

I N W I T N E S S W H E R E O F, we, the said Allyn D. Phelps and Alice M. Phelps hereunto set our hands and seals this twenty-third day of April in the year one thousand nine hundred and twelve.

Allyn D. Phelps (seal)
Alice M. Phelps (seal)

Commonwealth of Massachusetts

Worcester ss. April 23, 1912. Then personally appeared the above-named Allyn D. Phelps and acknowledged the foregoing instrument to be his free act and deed, before me,

Rowland J. Hastings, Justice of the Peace.

Rec'd April 26, 1912, at 12h. 48m. P. M. Ent'd & Ex'd.

* * * * * * * * * * *

Feeney to Meagher

W H E R E A S Thomas Feeney of Worcester in the County of Worcester and Commonwealth of Massachusetts, did by mortgage deed, dated July 25, 1911, and recorded in Worcester District Registry of Deeds, Book 1969, Page 262 convey the real estate hereinafter described, to Agnes Robbins, of said Worcester, and said Agnes Robbins did assign said mortgage to Lilla G. Maher, by assignment dated March 26, 1912, and whereas in and by said mortgage deed the grantee therein named, her executors, administrators, or assigns were authorized and empowered upon any default in the performance or observance of the condition of said mortgage to sell the said premises, with all improvements that might be thereon, at public auction in Worcester first publishing a notice, as therein required, and to convey the same by proper deed or deeds to the purchaser or purchasers absolutely and in fee simple; and whereas there has been such default and notice has been published, and a sale has been made, as will more particularly appear in and by the affidavit hereto subjoined.

N O W T H E R E F O R E K N O W A L L M E N, that I the said Lilla G. Maher, assignee of said mortgage deed by virtue and in execution of the power contained in said mortgage deed as aforesaid, and of every other power, me hereto enabling, and in consideration of the sum of One Hundred Dollars to me paid by John H. Meagher -^ the receipt whereof is hereby acknowledged, do 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 John H. Meagher -^ heirs and assigns forever, all and singular, the premises conveyed by the aforesaid mortgage deed, namely: All that certain parcel of land with the buildings thereon, and all the privileges and appurtenances thereto belonging, situate on the northwesterly side of Belknap Street in said WORCESTER, bounded and described as follows, to wit:- Beginning at the southwesterly corner thereof with line of said street, being the southeasterly corner of land formerly of the Rev. S. B. Swain; thence northwesterly by said land of said Swain seventy-six (76) feet, more or less, to land now or late of M. S. Ballard; thence northeasterly by said Ballard land fifty-five (55) feet; thence southeasterly by land now or late of W. A. Draper and land now or late of Lucinda Bridges, eighty-nine (89) feet, more or less, to Belknap Street; thence southwesterly by said street fifty-five (55) feet, more or less, to the place of beginning.

Also a certain narrow strip of land adjoining the aforesaid lot, bounded and described as follows, to wit:- A certain tract of land situate southeasterly from Orange Street in said WORCESTER, being the same estate conveyed by Isaac Goddard to George W. Barton, by his deed dated August 8, 1854, and recorded in Worcester District Registry of Deeds, Book 539, Page 622, bounded and described as follows, to wit:- Beginning at the southwesterly line of said estate at a point six (6) feet from the most southerly corner of said Barton land; thence northwesterly by said Barton land twenty (20) feet; thence turning at right angles and running northeasterly eight (8) inches to the place of beginning. Said above tracts of land being the same premises described in a mortgage deed from Levi Moore to the Peoples Savings Bank, and recorded with Worcester District Registry of Deeds, Book 1021, Page 276. Being the same premises described in deed to Thomas Feeney, dated June 15, 1896, and recorded with Worcester District Registry of Deeds, Book 1508, Page 614.

T O H A V E and T O H O L D the same to the said John H. Meagher and his heirs and assigns, to their own use and behoof forever.

I N W I T N E S S W H E R E O F, I the said Lilla G. Maher hereunto set my hand and seal this twenty-second day of April in the year one thousand nine hundred and twelve.

Signed and sealed in presence of

Lilla G. Maher (seal)

310

State Primary & Reform Schools
to
Commonwealth of Mass.

1345/310

Know all men by these Presents, that The S
tees of the State Primary and Reform Schools, a corporation
duly established under the laws of the Commonwealth
Massachusetts, in consideration of Three thousand dollars
to it paid by The Commonwealth of Massachusetts, the rece
whereof is hereby acknowledged, doth hereby give, grant
bargain, sell, and convey unto the said Commonwe
of Massachusetts, Two certain tracts of land with the
buildings thereon, situate in the northerly part of W
borough, in the County of Worcester and Commonwea
aforesaid, and bounded and described as follows, to w
The first parcel. Beginning at the southeasterly corner
thereof on the northerly side of Belmont street by lan
formerly of J. C. McCauley; thence running Westerly, by
said street, seventeen (17) rods and five (5) links to
old road from Westborough to Northborough; thence by sa
road Northerly nineteen (19) rods and twenty (20) links
to an old road; thence by said old road Easterly twen
(20) rods and twelve (12) links to land now or former
of said McCauley; thence Southerly by land now or
formerly of said McCauley to the place of beginning
The second parcel, beginning at the northwesterly cor
thereof, at the junction of said Belmont street and
old road from Westborough to Northborough; thence runn
Southerly by said old road twenty seven rods, more
less, to land of Moses J. Davis; thence Northerly by lan
of said Davis and land now or formerly of the wi
J. H. Keen, twenty seven (27) rods, more or less, to said
Belmont street; thence Westerly by said street to the pla
of beginning. The two parcels hereby conveyed being th
same premises conveyed to the grantor herein, the said
corporation of Trustees, by deed of Edward F. Harrington,
dated the Twenty seventh (27) day of November in the yea
eighteen hundred and eighty six (1886), and recorded in
the Registry of Deeds for said County, Worcester District,
Libro 1229, Folio 405. None of the covenants hereinafter
contained apply to said second parcel of the premises
hereby conveyed. The premises being known as The Willow
Park Estate.

To have and to Hold the granted premises, with all the privileges and appurtenances thereto

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445.5
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I am seized of two certain tracts of land with the buildings thereon situated in the Northerly part of Westboro in the County of Worcester and State of Massachusetts. The first tract is bounded as follows viz: Beginning at the Southeasterly corner of the premises hereby conveyed on the Northerly side of Belmont Street by land formerly of J. O. McCauley, thence Westerly by said Street seventeen rods and five links to the old road from Westboro' to Northboro; thence by said road Northerly nineteen rods and twenty links to an old road, thence by said old road Easterly twenty rods and twelve links to land now or formerly of said McCauley; thence Southerly by said McCauley land to the place of beginning. The second tract is bounded as follows viz: Beginning at the Northwest corner of said tract at the junction of Belmont Street so called and the old road from Westboro to Northboro, thence Southerly by said old road twenty seven rods more or less to land of Moses G. Davis, thence Northerly by land of said Davis and land now or formerly of Mrs J. H. Hers twenty seven rods more or less to said Belmont Street, thence Westerly by said Street to the place of beginning. Being the same premises conveyed to me by Ellen M. Davis by two deeds dated January 16. 1883, the deed of the first tract is recorded with Worcester District Deeds, Book 1138, Page 223, and the second tract Book 1138, Page 224. None of the covenants hereinafter contained apply to said second tract.

To have and to hold the granted premises with all the privileges and appurtenances thereto belonging, to the said Trustees of the State Primary and Reform Schools and their successors and assigns, to their own use and behoof forever. And I do, hereby, for myself and my heirs, executors and administrators covenant with the said grantees and their successors and assigns that I am lawfully seized in fee-simple of the granted premises, that they are free from all incumbrances, except as 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 warrant and defend the same to the said grantees and their successors, heirs and assigns forever against the lawful claims and demands of all persons except as aforesaid. And for the consideration aforesaid I Miriam A. Harrington wife of the said Edward T. Harrington do hereby release unto the said grantees and their successors and assigns all right of or to both dower and homestead in the granted premises. In witness

Johnson M
to
Daniel J. C

4 4/4
Belmont

whereof we the said Edward T. Harrington and Miriam A. Harrington hereunto set our hands and seals this Twenty-seventh day of November in the year one thousand eight hundred and eighty six.

Signed, sealed, and delivered in presence of
W. T. Forbes
Nellie Temple

Edward T. Harrington (seal)
Miriam A. Harrington (seal)

Commonwealth of Massachusetts.
Suffolk ss. November 29. 1886. Then personally appeared the above named Edward T. Harrington and acknowledged the foregoing instrument to be his free act and deed,

Before me, W. Trowbridge Forbes Justice of the Peace.

Rec'd Nov. 30th 1886. at 2h P.M. Ent'd Ex'd By Harry B. Miller Reg

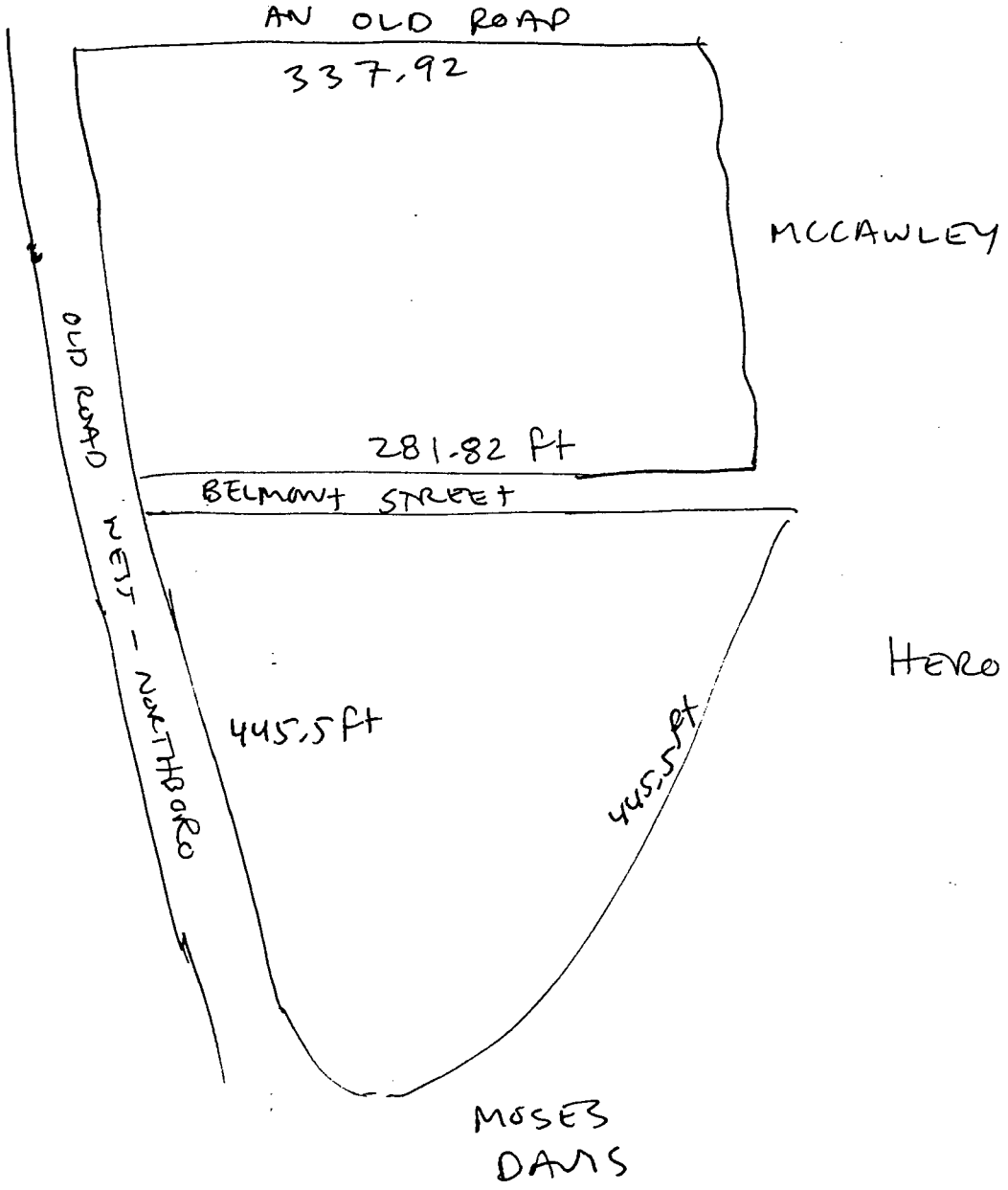
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Johnson Napoleon B. to Daniel J. Cronan

Know all men by these presents that I Napoleon B. Johnson of Milford in the County of Worcester and State of Massachusetts, in consideration of Six Hundred and Forty Dollars paid by Daniel J. Cronan of said Milford the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Daniel J. Cronan his heirs and assigns, the following described parcels of land, the first of which is a certain parcel of land with all buildings thereon situated in the Northerly part of said Milford and bounded and described as follows viz: Northerly by land of Sullivan Quimby or his wife Roby Quimby, Easterly by land of said Sullivan or Roby Quimby, Southerly by a private way leading Easterly from North Purchase Road (so called) to a Cemetery and Westerly by said No. Purchase Road. Also a certain parcel of land in said Milford, described in a deed from Justin H. Earnes et al to Napoleon B. Johnson dated December 20. 1880, and recorded with Worcester County Deeds, Libro 1202, folio 241. To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said Daniel J. Cronan and his heirs and assigns to their own use and behoof forever. And I hereby for myself and my heirs, executors and administrators covenant with the grantee and his heirs and assigns that I am lawfully seized in fee simple of the granted premises, that they are free from all incumbrances, that I have good right to sell and convey the same as aforesaid; and that I will and my heirs, executors, and administrators shall warrant and defend the [illegible] grantee and his heirs and assigns forever against the lawful

TRACT 1 & 2

SAME AS
1245/310



[illegible] November A.D. [illegible]
recorded in Worcester [illegible]

NEW CHAUNCY POND
BOOK 451 P.109

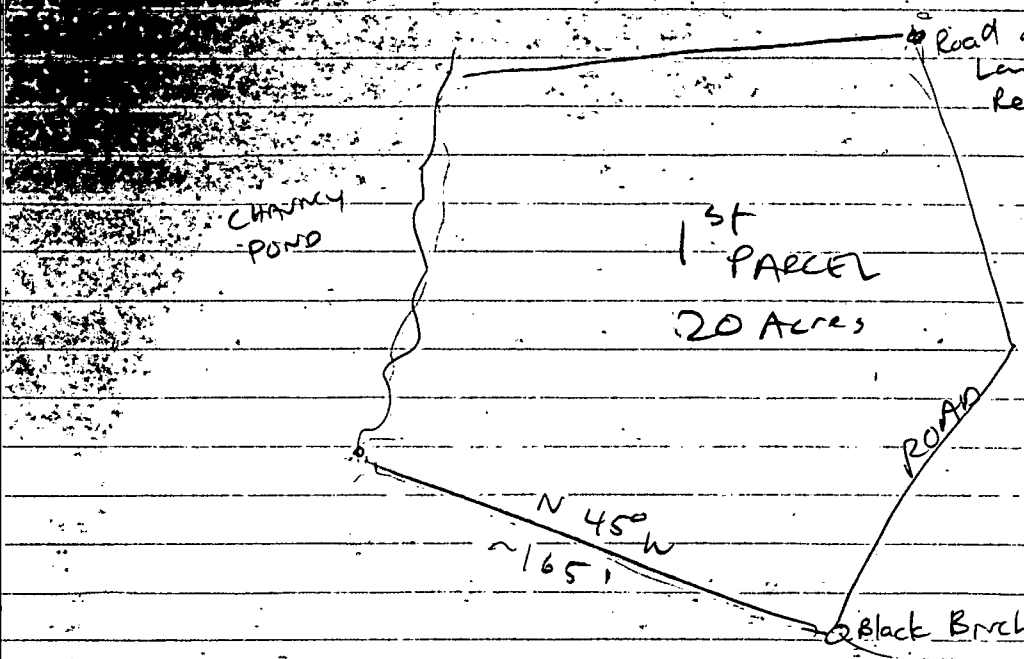
Buildings ~ 20 Acres

Northeast of First

2

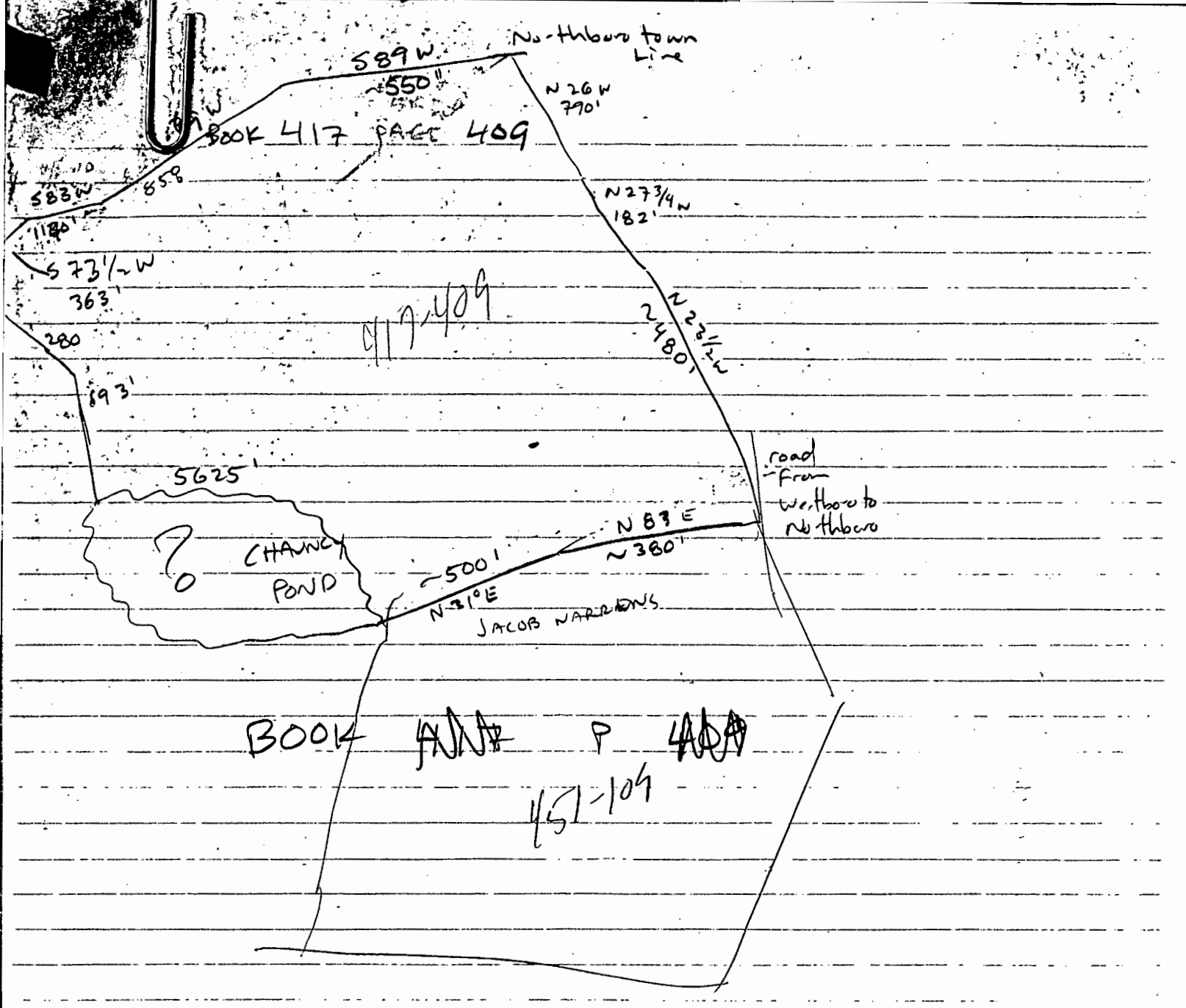
Reform School

30 Acres



3 Swamp Woodland

16 Acres


Northboro town Line
589 W
550'
N 26 W
790'
BOOK 417 PAGE 409
S 83 W
658'
1180'
S 73 1/2 W
363'
280'
893'
N 27 3/4 W
182'
N 23 1/2 W
2480'
417,409
5625'
road from Westboro to Northboro
CHAUNCY POND
N 89 E
~380'
~500'
N 31° E
JACOB NARRAMORE
BOOK ANT P 404
451-104

Near Chauncey Pond

Warren Josiah
to
Andrews Exra & Others
State Reform School Trustees

Book
451 P. 109

Know all men by these presents. that I Josiah Warren of Westborough in the County of Worcester. Yeoman. in consideration of thirty five hundred Dollars to me paid by Ashmun Fisher. John M. Graves. Samuel Williston. Thomas R. Evans. Otis Adams. George Denny and William E. Andrews. Trustees of the State reform School established in said Westborough. the receipt whereof I do hereby acknowledge. do hereby give.

grant. Sell and convey unto the said Trustees. their Successors and assigns a certain farm. with the buildings and privileges thereto belonging. Situated in the Northerly part of said Westborough. and consisting of three Separate prices. the first lot on which the buildings stand contains twenty acres and twenty Six rods. and is bounded as follows. commencing at the Northeast corner by the road and land of the State Reform School thence Southeasterly and Southwesterly by said road till it comes to a Black Birch tree. thence by land set off to Nancy Patrick as a part of her Dower. N. 45¼° W. ten rods and Six links to a Stake and Stones by Channey Pond. thence Northerly by said Pond till it comes to land of said School. thence by the same land Northeasterly till it comes to the corner first mentioned. One of the other lots is Pasture land and lies Northeasterly of that above-described. and on the other side of the road. containing thirty acres and thirty five rods. bounded as follows. viz. commencing at the Northwest corner by said road. thence by land of Nathaniel Brigham N. 48° E Seventy Six rods and twenty one links to an angle in the wall. thence N. 33° E. thirty one rods and five links to the end of the wall. thence S. 63° E. eleven rods and Six links to an angle. thence S. 56° E. fifty one rods and fifteen links to angle in the wall. thence S. 68¼° E. fourteen rods and twenty one links to a corner. all the aforesaid lines are by said Brigham's land. thence by Joseph Smiths land till it comes to the road aforesaid. S. 21¾° W. one rod and two links. thence S. 78½° W. Sixteen rods and twenty links to an angle. thence N. 83° W. eight rods and Six links to an angle. thence N. 55° W. ten rods & five links. thence N. 65° W. fourteen rods and nineteen links to an angle thence S. 54¾° W. eight rods to an angle. thence N. 70½° W. three rods and five links to a corner, thence S. 24½° E five rods and seven links. thence N. 73° E. twenty one links. thence S. 17½° E. fourteen rods and twenty two links to a corner. thence S. 76° W. Seventy three rods and two links to the road aforesaid. thence by said road N. 19° W. twenty three rods & Six links to the corner first mentioned.

The third lot is swamp woodland. and lies Easterly of the first described lot. containing Sixteen acres and one hundred and fifty one rods. bounded as follows viz. beginning at a Stake & Stones at the Southwest corner. thence due North forty nine rods & Six links to a Stake and Stones. in a cart road. thence N. 77° E. twenty Six rods & twenty links to a Stake & Stones. thence N. 87½° E twenty four rods & fifteen links to a Stake & Stones. thence N. 46° E twelve rods & nineteen links to a white oak marked. thence S. 41¾° E. twenty two rods and fourteen links to a Stake. all the.

aforesaid lines are by Jos. Smith's land, thence S. 49° W. forty seven rods to a Stake, thence S. 54½° W. Seventeen rods & fifteen links to a Stake, thence by J. Smith's land S. 74¾° W. twenty five rods & twenty two links to the corner first mentioned. with the privilege of paping to & from the last described piece over the land of said Smith. lying on the Southerly side thereof. agreeably to Deed recorded at Worcester Book 434. Page. 308. for a further description of the premises reference is to be had to Deed recorded at Worcester. Book 261. Page 80. given by Otis Brigham to me. Also see Deed recorded Book 261. Page 82.

To have and to hold the afore-granted premises. to the said Trustees their Successors and assigns. to their use and behoof forever. And I do for myself. my heirs. executors and administrators. covenant with the said Trustees. — and assigns. that I am lawfully seized in fee of the afore granted premises that they are free of all incumbrances. that I have good right to sell and the same to the said Trustees. and that I will warrant and defend the same premises to the said Trustees. their successors and assigns forever. against the lawful claims and demands of all persons.

Josiah Warren. (seal)
Elizabeth Warren (seal)

Signed. Sealed. and delivered in presence of us.
Elijah C. Warren. Stephen Warren.

Worcester ss. March 24. 1849. Then the above-named Josiah Warren acknowledged the above instrument to be his freeact and Deed. before me. John A. Fayerweather. Just. of Peace.

Rec. May 19th 1849. at 5h P.M. Cert. Esc. By Alex. H. Wilder Regr.

Worcester, ss. A true photostatic copy of record, of Worcester District Registry of Deeds,
BOOK 451 PAGE 109

Attest: Anthony J. Vigliotti

Register

Signed Sealed and delivered
in presence of us

411a

Commonwealth of Massachusetts Worcester ss Dec. 23d 1846 Then personally appeared Sarah Potter within named and acknowledged the within instrument by her subscribed to be her free act and deed before me

Hezekiah Dwight Barton Justice of the Peace

Rec'd Dec. 24th 1846 at 10h 15m A.M. Ent'd Vol. Reg. Rec'd Wm. H. Winchester Reg.

Worcester, ss. A true photostatic copy of record,
of Worcester District Registry of Deeds,
BOOK 417 PAGE 409

Attest: Anthony J. Vigliotti

Register

Supreme Court for the City and County of New York, the ninth day of September in the year of our Lord one thousand eight hundred and eighty nine, of our Independence the one hundred and fourteenth. Edward F. Reilly Clerk.

(Seal)

I, Charles A. Van Brunt, Presiding Justice of the Supreme Court of the State of New York for the City and County of New York, do hereby certify that Edward F. Reilly, whose name is subscribed to the preceding exemplification, is the Clerk of the said County of New York and Clerk of said Supreme Court for said County, duly elected and sworn, and that full faith and credit are due to his official acts. I further certify that the seal affixed to the exemplification is the seal of our said Supreme Court, and that the attestation thereof is in due form.

Dated, New York, September 9th 1889.

C. A. Van Brunt Justice of the Supreme Court of the State of New York.

State of New York, City and County of New York, ss. I, Edward F. Reilly, Clerk of the Supreme Court of said State in and for the City and County of New York, do hereby certify that Hon. Charles A. Van Brunt, whose name is subscribed to the preceding certificate, is Presiding Justice of the Supreme Court of said State in and for the City and County of New York, duly elected and sworn, and that the signature of said Justice to said certificate is genuine. In testimony whereof I have hereunto set my hand and affixed the seal of the said Court, this 9th day of Sept, 1889. Edward F. Reilly, Clerk.

(Seal)
Correct
E. F. R.

Rec.d Sept. 10th 1889 at 10 A.M. Ent.d & Ex.d By Henry B. Wilder Reg.r

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Trustees of the Reform Schools to Commonwealth

SP. 1281/244

State Primary of Mass.

Know all men by these presents that the Trustees of the State Primary and Reform Schools, in the Commonwealth of Massachusetts, in consideration of Five Thousand Five Hundred Dollars paid by the Commonwealth of Massachusetts, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Commonwealth of Massachusetts, all and several the tracts and parcels of land with the buildings thereon, and the privileges and appurtenances thereto belonging, situate in Westboro, in the County of Worcester, and described and conveyed in deed from George R. Wilson to said Trustees dated October 18th 1888, and recorded with the Worcester District

Deeds, Book 1281, Page 244, to which deed and the deeds therein referred to, reference is made for a full and particular description of said conveyed premises. To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said Commonwealth of Massachusetts and its assigns, to their own use and behoof forever. And we hereby for ourselves and our heirs executors and administrators, covenant with the grantee and its assigns that we are lawfully seized in fee simple of the granted premises, that they are free from all incumbrances, excepting as stated in said Wilson deed, that we have good right to sell and convey the same as aforesaid: and that we will and our heirs, executors and administrators shall warrant and defend the same to the grantee and its assigns forever against the lawful claims and demands of all persons, excepting as stated in said Wilson deed.

In witness whereof, we the said Trustees, by Charles L. Gardner, our Treasurer, hereto duly authorized, have hereunto set our hand and seal this Twenty eighth day of August in the year one thousand eight hundred and eighty nine.

Signed and sealed in presence of William W. Leach

Trustees of the State Primary and Reform Schools

By Charles L. Gardner, Treasurer (seal)

Commonwealth of Massachusetts. Hampden ss. August 28th 1889.

Then personally appeared the above named Charles L. Gardner and acknowledged the foregoing instrument to be the free act and deed of the Trustees of the State Primary and Reform Schools.

Before me, William W. Leach Justice of the Peace.

At a meeting of the Trustees of the State Primary and Reform Schools duly called and held at Monson August 1st 1889, at which a quorum of said Trustees was present, the following votes were passed as appears by the records of said meeting:

Voted, That the Treasurer be authorized to draw from the State Treasury five thousand five hundred (5,500) dollars for the purchase of the Wilson farm, and to pay therewith the loan at the Palmer Savings Bank.

Voted, That the Treasurer be authorized to execute, in behalf of the Trustees, a deed of the Wilson farm to the Commonwealth of Massachusetts.

Attest, Elizabeth G. Evans Secretary.

Boston, Aug. 28th 1889.

Rec'd Sept. 19th 1889 at 8h A. M. Ent'd & Ex'd By Henry B. Wilder Rg

4994

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description continued

thence northeasterly by the northwesterly
side of Income Avenue 50 feet to a point,
at the northeasterly by other land of grantor
50 feet to a point,
thence southeasterly by the northerly line of
of Income Street 50 feet to a point,
Thence southwesterly by land now or formerly of
Lorin F. Malcome 200 feet to the point of beginning.
Containing 10,000 square feet of land.
Not on a corner.
Shown on Assessors Plan Book 46, Page 32, Nos.
165 & 172.

Recorded Nov. 20, 1969 at 11h. 27m. A. M.

[] END OF INSTRUMENT []

KNOW ALL MEN BY THESE PRESENTS

That the Commonwealth of Massachusetts, acting through
the Commissioner of Youth Services, by virtue of and pursuant to
Chapter 708 of the Acts of 1969, hereby grants to the County of
Bristol a certain parcel of land located in the northerly part
of the Town of Westport, on the easterly side of Milk Street
and bounded and described as follows:

Beginning at a point in the easterly line of Milk Street,
said point being the northerly terminus of land of Glendona B.
Nourse on the easterly side of Milk Street.

Thence North 8° 14' 10" West by the easterly line of
Milk Street a distance of 109 feet more or less to a point at the
intersection of the easterly line of Milk Street and the southerly
line of Oak Street.

Thence by a curve to the right of radius 102.47 feet by
the southerly line of Oak Street a distance of 139.44 feet,

Thence North 74° 43' 35" East by the southerly line of
Oak Street a distance of 258.67 feet,

Thence by a curve to the right of radius 371.64 feet by
the southerly line of Oak Street a distance of 265.67 feet,

Thence South 25° 41° 05" West by other land of the
Commonwealth of Massachusetts a distance of 450 feet, more or less
to a point,

Thence Westerly by other land of the Grantor a distance
of 120 feet, more or less, to the south easterly corner of land
of Glendona B. Nourse,

Thence Northerly by land of Glendona B. Nourse a distance
of 165 feet to a corner,

Thence Westerly by land of Glendona B. Nourse a distance of 264 feet to the place of beginning.

Containing an area of 3.7 Acres, more or less.

Said land shall be used as a site for a new court house for the first district court of eastern Worcester.

No documentary stamps are attached hereto as none are required by law. The consideration for this transfer is less than One Hundred Dollars.

IN WITNESS WHEREOF, the said COMMONWEALTH OF MASSACHUSETTS has caused these presents to be signed, acknowledged and delivered in its name and behalf by John C. Hunter Commissioner of Youth Service, this thirteenth day of November, 1969.

COMMONWEALTH OF MASSACHUSETTS

By:

Commissioner of Youth Service

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss. Boston Nov 13 1969

Then personally appeared the above-named John C. Hunter, Commissioner of Youth Service, and acknowledged the foregoing instrument to be the free act and deed of the COMMONWEALTH OF MASSACHUSETTS.

Before me,

Notary Public
My Commission Expires

Roger W. O'Neil, Jr. Notary Public
My Commission Expires Dec. 6, 1974

Approved as to form:

Assistant Attorney General

Recorded Nov. 20, 1969 at 12h. 17m. P. M.

and Charles E. Leland hereunto set our hands and seals this fourteenth day of December in the year one thousand nine hundred and eight
Signed and sealed in presence of
Daniel Regan — Violetta D. Leland. (seal)
Chas. E. Leland. (seal)
The erasures were made before signing.
Commonwealth of Massachusetts.
Worcester ss. December fourteenth 1908. Then personally appeared the above named Violetta D. Leland and acknowledged the foregoing instrument to be her free act and deed, before me-
Daniel Regan Justice of the Peace.
Rec'd Dec. 21, 1908, at 8h. 30m. A. M. Ent'd & Ex'd

* * * * * * * * * * * * *

Barton to Aldrich

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, Alex Barton of Upton, County of Worcester & Commonwealth of Massachusetts in consideration of One Hundred and Fifty Dollars paid by Henry D. Aldrich of Upton County of Worcester and Commonwealth of Massachusetts 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 Henry D. Aldrich his heirs and assigns a certain piece of pasture land situated in said UPTON near Pratt Hill so called, and containing six acres more or less, and bounded as follows viz: Beginning at the northeast corner of said lot, thence running westerly in a straight line to a corner of the wall by land formerly owned by E. W. King and land of the heirs of William Knowlton and bounded on the north by the land known as the Hartford Stoddard's Taft pasture so called; thence running southerly to the corner of the wall by the lane, and bounded westerly by said E. W. King land, thence easterly as the wall runs to a corner of it and bounded southerly by the said lane, thence northerly to a corner of wall at the place of beginning and bounded easterly by land now or formerly of Ezekiel B. Stoddard. The above six acres enclosed by stone wall, with a privilege of passing and repassing over the lane to the old turnpike. This being the same property deeded to Alex Barton by Herbert M Buck and others by deed dated October 26th 1889 and recorded in Worcester District Registry of Deeds Libro 1312 Folio 250.
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 Henry D. Aldrich and his heirs and assigns, to their own use and behoof forever. And I hereby for myself and my heirs, executors, and administrators, covenant with the grantee and his heirs and assigns that I am lawfully seized in fee-simple of the granted premises, that they are free from all incumbrances, 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 grantee and his heirs and assigns forever against the lawful claims and demands of all persons.
And for the consideration aforesaid I Gertrude A. Barton wife of Alex Barton do hereby release unto the said grantee and his heirs and assigns all right of or to both D O W E R and H O M E S T E A D in the granted premises.
I N W I T N E S S W H E R E O F I the said Alex Barton and Gertrude A. Barton hereunto set our hands and seals this sixteenth day of June in the year one thousand nine hundred and two.
Signed, sealed and delivered
in presence of
Stephen B. Fiske — Alex Barton (seal)
Orissa H. Barton — Gertrude A. Barton. (seal)
Commonwealth of Massachusetts.
Worcester ss. Upton Mass. June 16th 1902. Then personally appeared the above named Alex Barton and acknowledged the foregoing instrument to be his free act and deed, before me,
Stephen B. Fiske Justice of the Peace.
Rec'd Dec. 26, 1908, at 9h. 41m. A. M. Ent'd & Ex'd

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Wilcox to Trustees of the Lyman & Industrial Schools

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 William J. Wilcox of Westborough in the County of Worcester and Commonwealth of Massachusetts in consideration of One Dollar and other valuable considerations to me paid by The Trustees of the Lyman and Industrial Schools in Trust for the Commonwealth of Massachusetts 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 Trustees in Trust as aforesaid a certain tract of land situated on the east side of Milk Street in said WESTBOROUGH, containing 33925 square feet and bounded

as follows; viz:- Beginning at a stone bound at the most southwesterly corner of the granted premises; thence, S. 85°15' E. by land formerly of Littlefield now of Arthur A. and Elizabeth Winsor 333.05 feet to a stone bound; thence, N. 1° W. by land of Butler W. Hero 102 feet to a bound; thence, N. 85° W. by land of said Hero 329.7 feet to a bound; thence, S. 1° 45' W. by said Milk Street 49.8 feet, and S. 1° E. by said Milk Street 52.2 feet to the point of beginning. Being the same premises conveyed to grantor by deed of Butler W. Hero dated August 15th A. D. 1903, recorded with Worcester District Deeds Book 1892 Page 337.
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 Trustees of the Lyman and Industrial Schools and its assigns, to their own use and behoof forever. but in trust nevertheless for the Commonwealth of Massachusetts, as aforesaid. And I hereby for myself and my heirs, executors and administrators, covenant with the grante and its assigns that I am lawfully seized in fee simple of the granted premises, that they are free from all incumbrances, 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 grante and its assigns forever against the lawful claims and demands of all persons.

And for the consideration aforesaid I Lillie F. Wilcox wife of the grantor do hereby release unto the grante and its assigns all right of or to both D O W E R and H O M E S T E A D in the granted premises, and all other rights and interests therein.
I N W I T N E S S W H E R E O F we the said William J. Wilcox and Lillie F. Wilcox his wife hereunto set our hands and seals this twenty-fourth day of December in the year one thousand nine hundred and eight
Signed and sealed in presence of
A. P. Wilson to W. J. W. William J. Wilcox. (seal)
Mable T. Davies to L. F. W Lillie F. Wilcox (seal)

Commonwealth of Massachusetts.

Worcester ss. December 24th 1908. Then personally appeared the above-named William J. Wilcox and acknowledged the foregoing instrument to be his free act and deed, before me-

Albert P. Wilson, Justice of the Peace.

Rec'd Dec. 26, 1908; at 10h. 14m. A. M. Ent'd & Ex'd

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Whitcomb et ux.

to

Conn. River Power Co.

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:
I, George W. Whitcomb, and Emma F. Whitcomb, his wife, both of Gardner in the County of Worcester and State of Massachusetts, hereinafter termed the first party, in consideration of One Dollar to me in hand paid by the Conn. River Power Co of Boston in the State of Massachusetts hereinafter termed the second party, the receipt whereof is hereby acknowledged, do hereby C O N V E Y and W A R R A N T unto said second party, its successors and assigns, the perpetual right and easement to erect, repair, maintain and patrol a single or double line of poles or towers and wires strung upon the same and from pole to pole and from tower to tower, with all necessary anchors, guys and braces, to properly support and protect the same, over and across the lands owned by the first party in the Town of GARDNER County of Worcester and State of Massachusetts described as follows, to wit: Being a parcel of pasture land bounded on the north by Smith St on the east by Chapel St. on the south by land of Kalle - Kankas, and on the west by lands of Geo. Loring and M. A. Creed Together with the right to trim or remove such trees as in the judgment of second party interfere with or endanger said line when erected.

To correct error in Book 1883 Page 321.

The second party or its assigns shall, before constructing said line, pay to the first party, their heirs or assigns, the further sum of Five Dollars for each 100 feet of land traversed by the line of poles or towers to be erected on the said premises, and the first party will endorse hereon the receipt for such payment when made.
W I T N E S S the hand and seal of the first party this 2nd day of Jan 1908.
In presence of
Willis E Knight G. W. Whitcomb (seal)
Fred Cressy Emma F. Whitcomb (seal)

State of Massachusetts

County of Worcester ss. On this fifth day of May A. D.1908,before me, a Notary Public in and for said County, personally appeared George W.Whitcomb to me known to be the same person described in and who executed the foregoing instrument, who acknowledged the same to be his free act and deed.
Frederick J. Dunn Notary Public (seal)
My commission expires Oct. 3 1913

Rec'd Dec. 30, 1908, at 8h. 30m. A. M. Ent'd & Ex'd

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ce Book 2261
Page 260

SEND GREETING: W H E R E A S, the Assessors of Taxes of said Town of Northborough in the lists of assessments for taxes which they committed to me to collect for the year 1910 duly assessed Estate of Walter M. Farwell as owner of the land in said NORTHBOROUGH which is hereinafter described, the sum of Nine Dollars and Seventy-five Cents, for State, County and Town taxes thereon; and whereas on the twenty seventh day of July 1912 I duly demanded of said Estate of Walter M. Farwell the payment of said taxes so as aforesaid assessed on said land, and the same were not paid; and whereas, after the expiration of fourteen days from the time of demanding payment of said taxes as aforesaid, the same still remaining unpaid, I duly advertised that the smallest undivided part of said land sufficient to satisfy said taxes with interest and all legal costs and charges, or the whole of said land if no person offers to take an undivided part thereof, would be sold by public auction for the payment of said taxes with interest, and all legal costs and charges, on the twenty-eigth day of September 1912 at 7.30 o'clock in the afternoon at the Selectmen's Room in said Northborough by publishing an advertisement thereof containing also a substantially accurate description, and the name of the owner of said land, and the amount of the taxes so as aforesaid assessed thereon, in the Westborough Chronotype a newspaper published in Westborough in the County where said land lies, three weeks successively, the last publication whereof was one week before the time appointed for the sale, and by posting the said advertisement in two public and convenient places in said Northborough to wit: the Post Office and at Chapinsville three weeks before the time appointed for said sale; and whereas, said taxes so as aforesaid assessed on said land were not paid, I proceeded, at the time and place appointed as aforesaid for the sale, to sell said land by public auction for the discharge and payment of said taxes thereon with interest and said legal costs and charges, and no person appeared and bid for an undivided part, the whole of said land was struck off to Ezra H. Bigelow of Northborough in the County of Worcester and State of Massachusetts for the sum of Fourteen Dollars and Ninety-two Cents, he being the highest bidder therefor.

T H E R E F O R E, K N O W Y E, that I, the said Frank Gates Collector of Taxes as aforesaid, by virtue of the power vested in me by law, and in consideration of the said sum of Fourteen Dollars and Ninety-two Cents to me paid by said Ezra H. Bigelow the receipt whereof I do hereby acknowledge, 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 Ezra H. Bigelow the following described land, the same being the land taxed as aforesaid, to wit: Situated on the eastern side of Hudson Street containing about 1/2 acre of land with house. Starting at a point at land of Benj. Monroe Heirs (formerly) now Sara E. Emery - thense N. E. 5 rods by land of said Emery - thense down middle of river 7 rods on land of S. Seaver - thense west 6 rods to Hudson Street - thense south 8 rods on Hudson Street to point of starting The same being recorded in Worcester Registry of Deeds Vol 1847 Page 288

T O H A V E and T O H O L D the same to the said Ezra H. Bigelow his heirs and assigns, to have and for their use and behoof forever, subject to the right of redemption by any person legally entitled to redeem the same. And I, the said Collector, do covenant with the said Ezra H. Bigelow his heirs and assigns, that the sale aforesaid has in all particulars been conducted according to law.

I N W I T N E S S W H E R E O F I, the said Frank Gates Collector as aforesaid, have hereunto set my hand and seal, this eighteenth day of October in the year of our Lord one thousand nine hundred and twelve

Signed, sealed and delivered
in presence of
W J Potter.

Frank Gates (seal)
Collector of Taxes for the
Town of Northborough

Commonwealth of Massachusetts

Worcester ss. October 18 1912 Then personally appeared the above-named Frank Gates Collector of Taxes for the Town of Northborough and acknowledged the foregoing instrument to be his free act and deed, before me-

Arthur E. Fairbanks Justice of the Peace

Rec'd Oct. 21, 1912, at 4h. 26m. P. M. Ent'd & Ex'd.

* * * * * * * * * * *

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,

I, Butler W. Hero of Westboro, in the County of Worcester and Common- of Massachusetts, in consideration of One (1) Dollar and other valuable considerations paid by Carl Dreyfus of Boston in the County of Suffolk, Elizabeth G. Evans of Boston in the County of Suffolk, James W. Marlboro in the County of Middlesex, Charles M. Davenport of County of Suffolk, John F. Scully of Arlington in the County, Matthew Luce of Cohasset in the County of Norfolk, Mary ~~of Brookline, in the County of Norfolk, Lewis M. Palmer~~

of South Framingham in the County of Worcester, and James J. Sheehan of Peabody in the County of Essex, all of the Commonwealth of Massachusetts, Trustees for the time being for the Lyman School for Boys at Westboro, in the County of Worcester, in said Commonwealth, and as such, Trustees of the Lyman Trust Fund, 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 Carl Dreyfus, Elizabeth G. Evans, James W. McDonald, Charles M. Davenport, John F. Scully, Matthew Luce, Mary Josephine Bleakie, Lewis M. Palmer, and James J. Sheehan as Trustees of the Lyman Trust Fund, their successors and assigns, the following parcel of land in WESTBORO, as shown on a plan drawn by R. E. Allen and Son, Civil Engineers of Shrewsbury, Massachusetts, and entitled "Plan of the B. W. Hero land, Westboro, surveyed for Lyman School for Boys September 1912", to be recorded herewith in the Worcester District Deeds, and containing eleven and twelve one hundredths (11 12/100) acres more or less and bounded and described as follows: Beginning at a stone bound at the corner of Oak Street and the property of the Commonwealth of Massachusetts (designated on the plan as of Lyman School for Boys) and at the northeasterly corner of the premises herein described; thence northwesterly by Oak Street five hundred ninety-seven and eighty-five hundredths (597.85) feet more or less to a stone bound at the corner of Oak Street and land of T. F. Chapin; thence south 79° 19' west by land of T. F. Chapin three hundred sixty-six (366) feet to a stone bound on Milk Street; thence southerly by said Milk Street three hundred forty-six and seven tenths (346.7) feet to a stone bound at the corner of Milk Street and the premises of Mabel G. Nourse; thence south 81° 45' east by land of said Mabel G. Nourse two hundred sixty-four (264) feet to a stone bound; thence south 8° 34' west by land of said Nourse one hundred sixty-five (165) feet to a stone bound; thence north 81° 45' west by land of said Nourse two hundred sixty-three and six tenths (263.6) feet to a stone bound at the corner of land of said Nourse and Milk Street; thence southerly by said Milk Street three hundred eleven and fifty-five hundredths (311.55) feet to a stone bound at the corner of Milk Street and land (designated on the plan as) of Lyman School for Boys; thence south 83° 45' east by land designated as of Lyman School for Boys three hundred thirty and one tenth (330.1) feet to a stone bound; thence south 0° 30' east by land of said Lyman School for Boys and of Elizabeth and A. A. Winsor two hundred thirty-three and seven tenths (233.7) feet to a stone bound at the corner of Belmont Street and land of said Elizabeth and A. A. Winsor; thence by said Belmont Street one hundred twenty-eight (128) feet to a stone bound; thence north 5° 45' east by land of Elizabeth D. George three hundred ten and ten one hundredths (310.10) feet to a stone bound; thence north 68° 10' west by land of said Elizabeth D. George eighty-three and forty-seven one hundredths (83.47) feet to a stone bound; thence north 21° 50' east by land of said George two hundred eighty-five and six tenths (285.6) feet to a stone bound; thence south 68° 10' east by land of said George two hundred eighty-five and seventy-seven one hundredths (285.77) feet to a stone bound; thence north 20° 50' east by land (designated as) of the Lyman School for Boys two hundred sixty-six and one tenth (266.1) feet to a stone bound at the point of beginning; together with any right, title or interest I may have to any land northerly of, westerly of, or southerly of, and adjacent to, the granted premises and included within the former limits respectively of Oak, or of Milk Streets, or within the limits of the old turnpike, now known as Belmont Street, as originally laid out. Being a part of the same premises as conveyed by the Benjamin Fay Estate to Horace B. Hero by deed dated April 1, 1854 and recorded in Worcester District Registry of Deeds Book 532, Page 381; and by Austin A. Taft to Butler W. Hero by deed dated April 23, 1883 and recorded in Worcester District Deeds Book 1143, Page 334. Said premises are subject to taxes for the year 1912, which taxes the grantor hereby agrees to pay.

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 Trustees and their successors and assigns, to their own use and behoof forever. And I do hereby, for myself and my heirs, executors and administrators, covenant with the grantees and their successors and assigns, that I am lawfully seized in fee simple of the granted premises and that they are free from all incumbrances; 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 to their successors and assigns forever against the lawful claims and demands of all persons.

And for the consideration aforesaid, I, Minnie L. Hero, wife of the said Butler W. Hero, do hereby release unto the said grantees and their successors and assigns all right of or to both D O W E R and H O M E S T E A D in the granted premises and all other rights and interests therein.

I N W I T N E S S W H E R E O F, we, the said Butler W. Hero and Minnie L. Hero have hereunto set our hands and seals this twenty-first day of October in the year one thousand nine hundred and twelve.

Witnesses:

R. J. Hastings — Butler W. Hero. (seal)

See Plan Book 22, Plan 7.

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Before me. H. D. Chase. Justice of the Peace.
Rec'd Oct. 25th 1888 at 8h A.M. Entd & Exd By Harvey B. Wilder Esq.

Wilson George B.
to
Melvin H. Walker &c.

Know all men by these Presents that I, George B. Wilson, of Westborough, in the County of Worcester and Commonwealth of Massachusetts, in consideration of Five Thousand and five hundred dollars paid by Melvin H. Walker, Edgarth G. Evans, Elizabeth C. Putnam, Milo Hildreth, Charles L. Gardner, James J. O'Connor and Henry C. Greely, Trustees of the State Primary and Reform School, in said Commonwealth, for the benefit of the Lyman Fund in the hands of said Trustees, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Trustees, a certain farm, with the buildings thereon, and the appurtenances thereto belonging, situated in said Westborough, and consisting of the tracts and parcels of land bounded and described as follows, to wit: No. 1 Beginning at a stake and stones Westerly of the house on the road leading from Westboro' to Northboro' and running Easterly by said road 26 rods and 16 links to a stake and stones; thence N. 71° E. 11 rods and 15 links to a stake and stones; thence N. 22° W. 13 rods and 11 links to a stake and stones; thence N. 8° W. 9 1/2 rods to a stake and stones; thence S. 75° W. 13 rods and 15 links to a stake and stones; thence N. 17 1/2° W. 1 1/2 rods to a stake and stones; thence S. 72 1/2° W. 4 rods and 5 links to the place of beginning. No. 2. situate on the Westerly side of the road opposite the dwelling house, containing 26 acres, more or less, and bounded as follows: Beginning at the Northeast corner thereof by the road; thence by land formerly of Jacob Broaders, S. 81 1/2° W. 58 rods and 10 links to a corner; thence N. 54 1/2° W. 24 rods and 5 links to a heap of stones; thence N. 69 1/2° W. 3 rods and 7 links to the river, thence up the middle of the river to a ditch at the corner of land formerly of Benjamin Fay; thence by said last named land, N. 27 1/2° E. 6 rods to a rock; thence by same land N. 52° E. 67 rods and 10 links to a white oak; thence N. 79 1/2° E. 67 rods to the road aforesaid; thence Northerly by said road to the first mentioned bound. No. 3. Situate in the Northerly part of said Westboro' on the Northeasterly side of the old road

leading from Westboro' to Northboro', containing 10 acres, more or less, and bounded as follows: Beginning at the Southwesterly corner thereof, by said road, thence running N. 51½° E. 14 rods and 12 links to a corner by land formerly owned by Emmons Raymond; thence by same land N. 19° W. 49 rods and 25 links to a corner by land formerly of G. E. Sanborn; thence by same land S. 74½° W. 37 rods and 7 links to a chestnut tree by the aforesaid road; thence Southerly by said road 25 rods to an angle in said road; thence by said road 38 rods and 9 links to the place of beginning. The first two lots of land may be found described in deed recorded in the Registry of Deeds, of the County of Worcester, Book 655, Page 379; the third parcel in deed dated April 5. 1867 and recorded in said Registry Book 741, Page 521 to which reference is hereby made. No. 4. Situate in the Northerly part of Westboro' and bounded as follows to wit: Beginning at the Northerly corner thereof by the old road aforesaid, by land of Hiram L. Broaders and running N. 83° E. 37 rods and 23 links to a stump; thence by said Broaders' land S. 53° E. 16 rods and 16 links to an angle by the corner of land now or formerly owned by Emmons Raymond; thence by same land S. 18° E. 31 rods more or less to land of John Sanderson; thence by said Sanderson's land Southerly to a small chestnut tree by the aforesaid road; thence by said road Northerly to the place of beginning, except the right of G. E. Sanborn, his heirs and assigns, to take water from the well sunk upon said premises by pipes, and to enter upon said premises for the purpose of examining and repairing the same when necessary. This last tract of land may be found described in deed from G. E. Sanborn to E. D. Eddy, dated March 10. 1864 and recorded in said Registry, Book 678. Page 593. No. 5. Contains 6 acres and 113 rods, more or less, and is bounded as follows, viz: Beginning at the Northwesterly corner thereof, being the Northeasterly corner of land sold to Hiram L. Broders, thence N. 78½° E. 2 rods and 8 links to an angle; thence N. 65¼° E. 2 rods to an angle; thence N. 67½° E. 4 rods and 15 links to an angle; thence N. 69¾° E. 11 rods to the East abutment of a bridge; thence N. 74½° E. 12 rods and 3 links to the East

[illegible] to a corner; thence S. 2¾° W. [illegible] rods and 10 links to a corner; thence S. 17½° W. 2 rods and 8 links to a corner; thence S. 27¼° W. 30 rods and 11 links to a corner; thence S. 5½° W. 15 rods and 19 links to a corner of land of Charles Warren, thence by said Warren's land S. 55½° W. 12 rods and 11 links to a corner of wall; thence by E. L. Broaders' land N. 5¾° W. 41 rods and 11 links to the corner first named, together with the privilege of passing to and from the same over the land of the late Richmond Stoddard and over the land, now or late, of Miriam L. Bowers in the way in which it has been customary to pass. Being the same premises conveyed by E. E. Swan to Cordelia M. Brigham by said deed dated May 7, 1864 and recorded in said Registry, Book 428, Page 67. Said lot contains one acre, more or less, and is bounded as follows: Beginning at the Southwesterly corner thereof at the road leading from Westboro' to Northboro' thence N. 77° E. by land of J. H. Hero, 10 rods and 6 links to a stone wall by the old road leading from Westboro' to Northboro'; thence in a Northerly direction by said stone wall 28 rods and 8 links to a corner; thence S. 66° W. 2 rods to a corner; thence in a Southerly direction by the new road leading from said Westboro' to Northboro' 30 rods to the place of beginning. Said tract being described in deed from E. E. Damon to C. S. Cook, and recorded in said Registry in Book 907, Page 565. Also said Registry Book 994 and Page 554 and Book 1138 and Page 219.

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said Trustees, their successors 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 successors and assigns that I am lawfully seized in fee simple of the granted premises, that they are free from all incumbrances, that I have good right to sell and convey the same as aforesaid; and that I will and my heirs, executors and administrators shall warrant and defend the same to the grantees and their successors and assigns forever, against the lawful claims and demands of all persons. And for the consideration

[illegible] Amelia M. Wilson of said Westborough, wife of said George B. Wilson do hereby release unto the said grantee and their successors and assigns all right of or to both dower and homestead in the granted premises.

In witness whereof we the said George B. Wilson and Amelia M. Wilson, wife as aforesaid hereunto set our hands and seals this Eighteenth day of October in the year one thousand eight hundred and eighty eight.

Signed, sealed and delivered
[illegible]
[illegible]
[illegible]
[illegible]
in presence of

Geo. B. Wilson (seal)
Amelia M. Wilson (seal)

Commonwealth of Massachusetts.
Worcester ss. October 18th 1888. Then personally appeared the above named George B. Wilson and acknowledged the foregoing instrument to be his free act and deed. Before me Joshua E. Beeman. Justice of the Peace.

Rec'd Oct. 23rd 1888 at 8h A.M. Ent'd & Ex'd By Horace B. Wilder Reg.

People's Sav. Bk. to Horace Hobbs

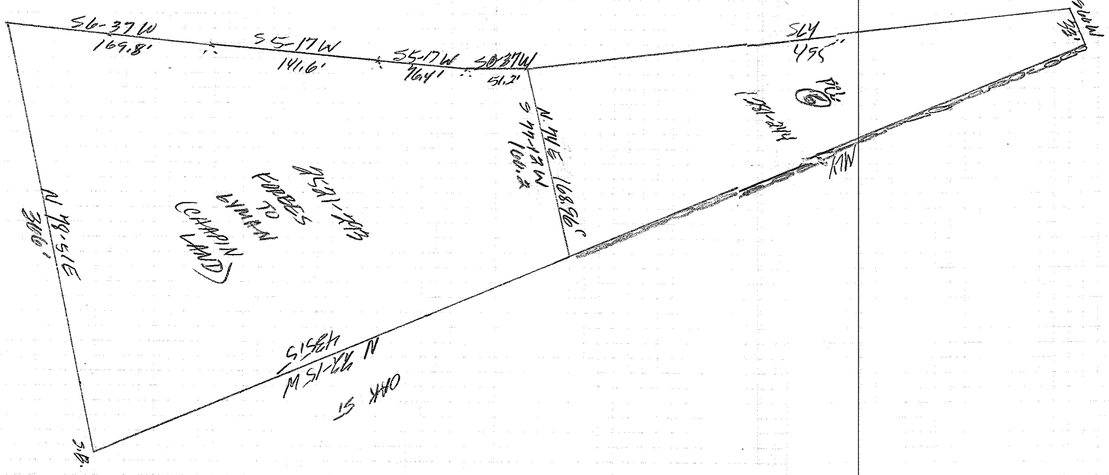
Know all men by these presents that the People's Savings Bank of Worcester, a corporation legally organized, doing business in Worcester, holding a certain mortgage given by Horace Hobbs to said Bank dated April 26th A.D. 1875, and recorded with Worcester District Registry of Deeds, Libro 957 folio 31 do hereby acknowledge that it has received from Horace Hobbs, the mortgagor named in said mortgage, full payment and satisfaction of the same; and in consideration thereof it does hereby cancel and discharge said mortgage, and release and quitclaim unto the said Horace Hobbs and his heirs and assigns forever, the premises thereby conveyed. In witness whereof The Peoples Savings Bank by the hand of its Treasurer, duly authorized thereto, hereunto set its corporate seal name this Fifteenth day of October A.D. 1888.

Signed and sealed
in the presence of
C. Kimball

The Peoples Savings Bank (seal)
By C. M. Bent, Treasurer.

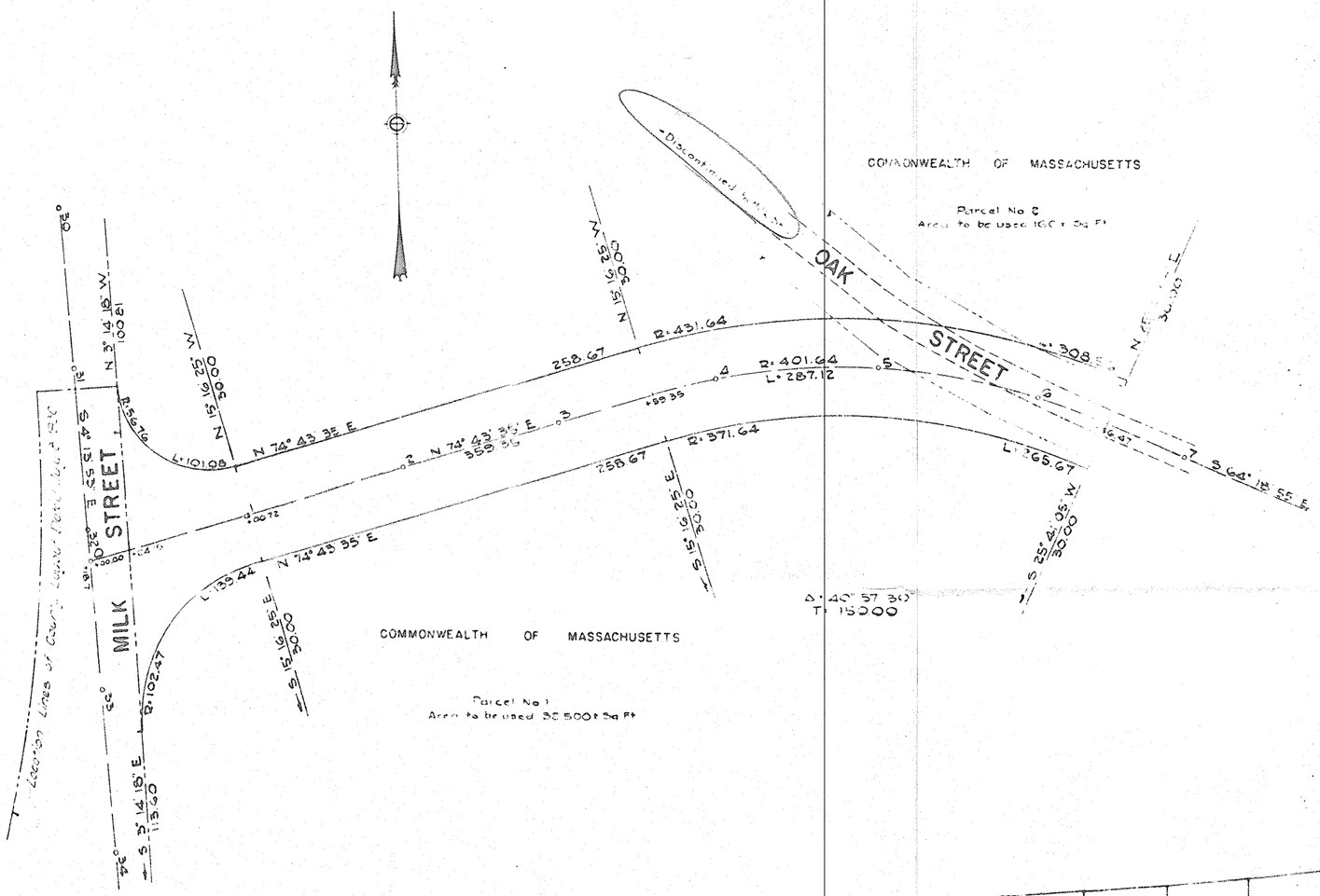
Commonwealth of Massachusetts. Worcester ss. Oct. 19th 1888. Then personally appeared the above named Charles M. Bent, Treasurer and acknowledged the foregoing instrument to be the free act and deed of the Peoples Savings Bank. before me Frederic Kimball - Justice of the Peace.

Received 1.05 P.M. Ent'd & Ex'd By Horace B. Wilder Reg.


S6-37W
169.8'
S5-17W
141.6'
S5-17W
76.4'
S0-37W
51.2'
S4W
495'
N MAE 168.86'
S 44-23W
168.8'
N 22-15W
330'
N 22-15W
330'
OAK ST

PLAN 124

WESTBOROUGH ONE SHEET



PLAN OF
OAK STREET
IN THE TOWN OF
WESTBOROUGH
WORCESTER COUNTY
ALTERED AND LAID OUT AS A COUNTY ROAD
BY THE COUNTY COMMISSIONERS

PB 208-124

SUBMITTED August 4, 1955 DATE August 4, 1955

Philip O. Reardon
COUNTY ENGINEER

Joseph A. Aspero
CHAIRMAN

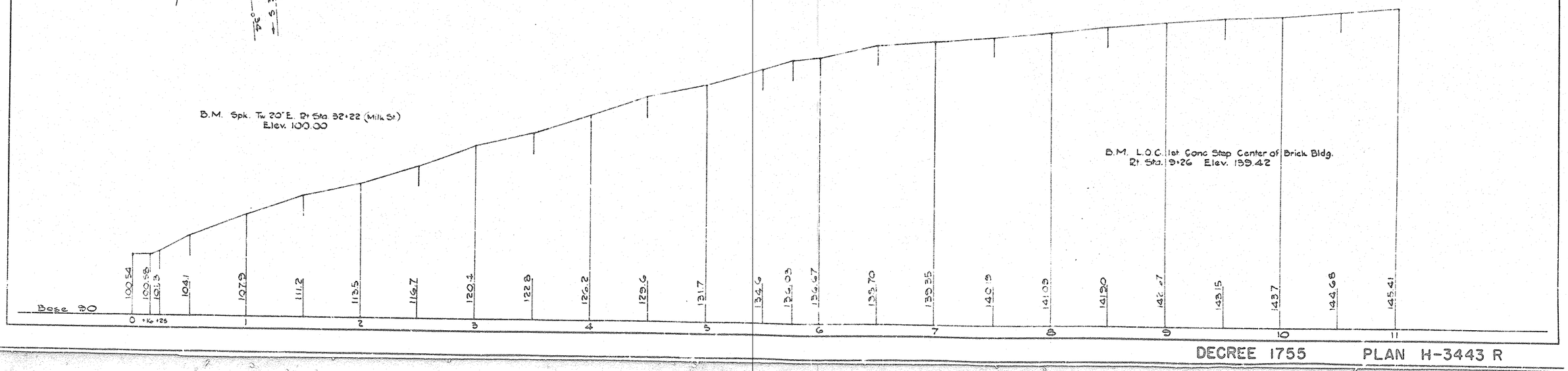
SCALES: HOR 1 IN. = 40 FT.
VER. 1 IN. = 8 FT.

Edward V. Sisk

SCALES IN FEET

0 5 10 20 30 40 50 75 100 HORIZONTAL

1 2 3 4 5 10 15 20 VERTICAL



DECREE 1755 PLAN H-3443 R

DIVISION OF FISHERIES & GAME

S82-01E 56

S82-01E 194.3

S85-05E 289.2

S88-56E 882.7

N39-14W 192

N14-25W 301.2

N02-09W 70.18

N02-15W 350.4.7

N02-15W 16.5

N03-09W 786.7

N03-15W 449

N44-03W 794

N13-48W 171

S86-18W 226.8

41.32

N55-14W

S5.32

S32°50'W 178'

N 45°50' W 247'

S32°58'W

3.49 Acres

N 42°21' E

N 47°39' E

180'

S70-56W

MUDDY

1269' BY THE BROOK

159 ACRES (SCALED)

Book 1687 Pg 442

WESTBORO STATE HOSPITAL

WESTBORO

LAKE CHAUNCEY

LOCATION OF BUILDINGS IS APPROXIMATE

OUT
To be sold
Chap 748, Acts 69

NOTE:
THIS PLAN COMPILED FROM EXISTING PLANS & FIELD SURVEY

PLAN OF LAND
IN
WESTBORO MASS.

SCALE: 1"=200'

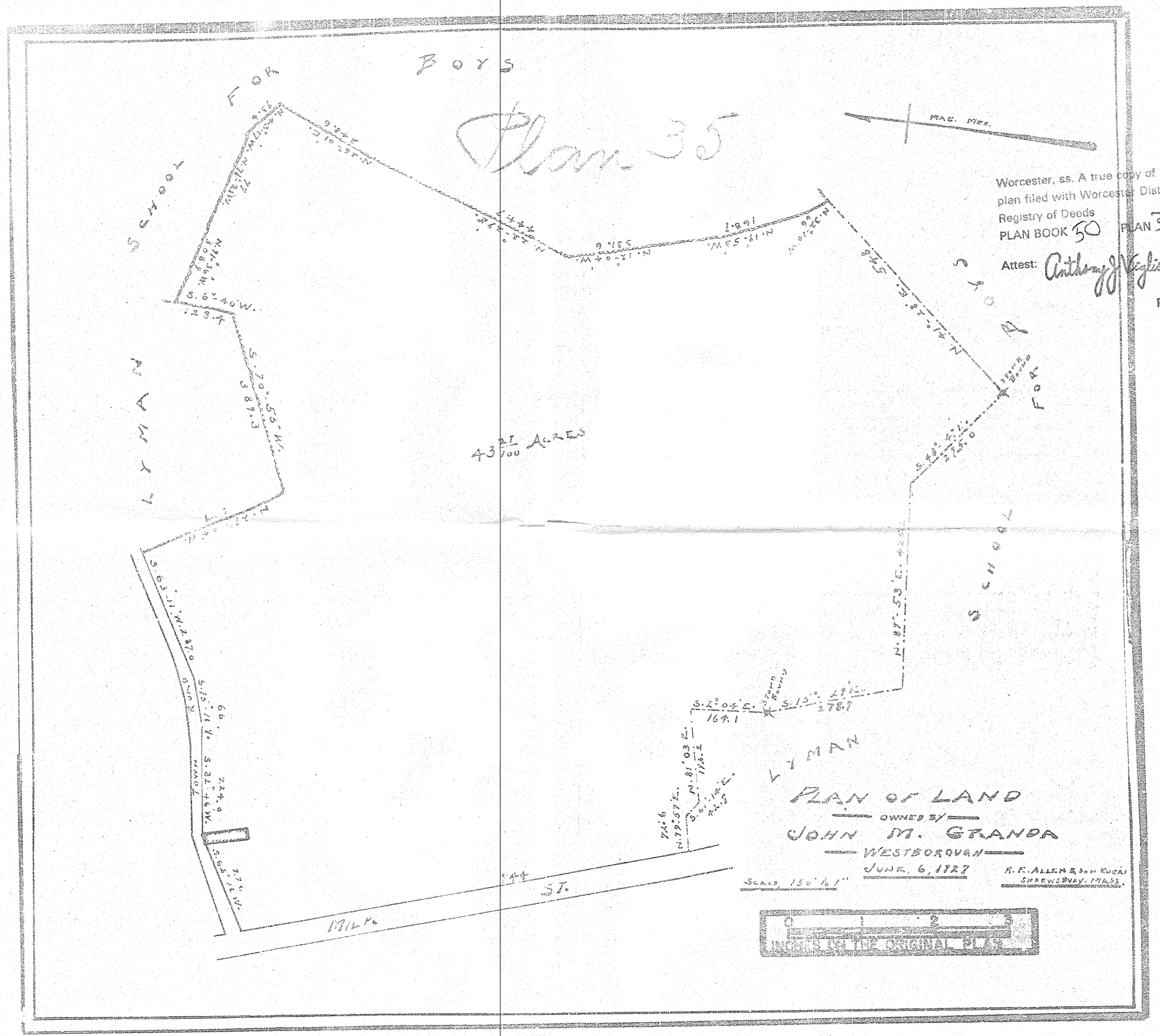
JUNE 13, 1969

COMPILED
RAYMOND ENGINEERING SERVICE
HUDSON, MASS. ERICA, MASS.

This was taken from an 1913 plan drawn by Allen, North is Magnetic North

CHAP. 69

PLAN 35


Plan 35
BOYS
SCHOOL FOR
MAC. MER.
Worcester, ss. A true copy of plan filed with Worcester District Registry of Deeds
PLAN BOOK 30 PLAN 35
Attest: Anthony J. Vigliotti
Register
43 27/100 ACRES
S. 6°-40' W. 129'
S. 20°-55' W. 389.3'
S. 63°-11' W. 287.0'
S. 75°-11' W. 66.0'
S. 82°-46' W. 224.0'
S. 62°-26' W. 22.0'
N. 79°-57' E. 331.6'
N. 81°-03' E. 171.2'
S. 12°-04' E. 164.1'
S. 15°-29' E. 278.7'
N. 87°-53' E. 425.0'
S. 48°-42' E. 275.0'
N. 87°-14' E. 578.0'
N. 12°-04' W. 331.6'
N. 1°-52' W. 168.1'
N. 28°-10' W. 9.8'
N. 26°-10' W. 9.82'
N. 11°-41' W. 77'
Mill Rd.
ST.
LYMAN
SCHOOL
PLAN OF LAND
OWNED BY
JOHN M. GRANDA
WESTBOROUGH
JUNE, 6, 1927
SCALE 150' to 1"
R. E. ALLEN & SON ENGRS.
SHREWSBURY, MASS.
UNABLE TO USE THE ORIGINAL PLAN

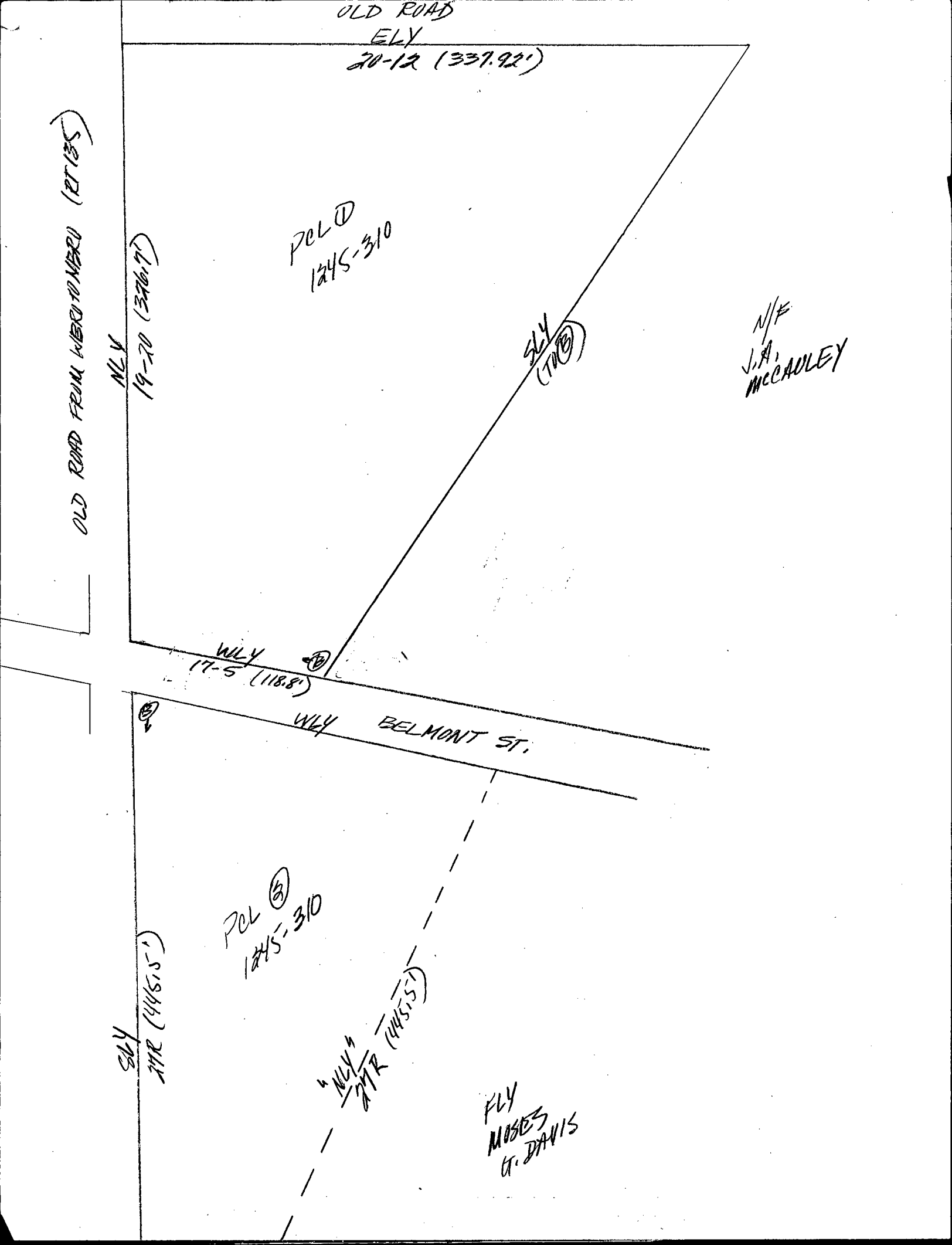
12

Worcester, ss. A true copy of plan filed with Worcester District Registry of Deeds
PLAN BOOK 32 PLAN 7
Attest: Anthony J. Vigliotti
Register

PLAN
OF THE
E. W. HERO LAND
WESTBORO
SURVEYED FOR
LYMAN SCHOOL FOR BOYS
SEPT. 1912
SCALE, 50 FT. TO 1 IN. A.E. ALLEN & SON, ENGRS.
SURVEYORS & MASS.

SCALE OF THIS PLAN
0 50 100 150

PLAN 7


OLD ROAD
ELY
20-12 (339.92')
OLD ROAD FROM WEBSTER TO NEED (27'±)
NLY
19-70 (376.7')
PCL ①
1245-310
SLY
(TO ②)
N/F
J.A. McCAULEY
WLY
17-5 (118.8')
②
WLY BELMONT ST.
PCL ③
1245-310
SLY
277R (1445.5')
"NLY"
277R (1445.5')
FLY
MOSES H. DAVIS

JJ Manning
AUCTIONEERS

THANK YOU FOR REVIEWING THE ENTIRE PROPERTY INFORMATION PACKAGE. WE LOOK FORWARD TO SEEING YOU AT THE AUCTION. IF YOU HAVE ANY QUESTIONS PLEASE DON'T HESITATE TO CONTACT US.



Justin Manning, CAI, AARE
President
Phone: 800-521-0111
Fax: 508-362-1073
JJManning.com
auctions@JJManning.com

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