

11-19-78 13620-1359

13.50

DEED TO RICHARD SALTONSTALL

WE, RICHARD SALTONSTALL of Sherborn, Middlesex County, Massachusetts,
 DUDLEY H. WILLIS and SALLY S. WILLIS both of Sherborn, Middlesex County,
 Massachusetts, husband and wife as tenants by the entirety, and GILBERT
 H. MUDGE and BARBARA J. MUDGE both of Sherborn, Middlesex County, Mass-
 achusetts, husband and wife as tenants by the entirety, each of such
 three interests being held as tenants in common with the other two, for
 the consideration of one hundred dollars (100.00) or less grant to
 RICHARD SALTONSTALL of 174 Farm Road, Sherborn, Middlesex County, Mass-
 achusetts,

a certain piece or parcel of land, with any buildings thereon situated
 in Sherborn, Middlesex County, Massachusetts and being shown as Lot 1
 on a plan of land entitled "Compiled Plan of Land in Sherborn, Massa-
 chusetts" by Schofield Brothers Inc., 1071 Worcester Road, Framingham,
 Massachusetts dated October 18, 1978, duly recorded at the Middlesex
 South Registry of Deeds at the end (last page) of Book 13620 on Jan-
 uary 5, 1979

Said parcel being more particularly bounded and described as follows:

Beginning at the southwesterly corner thereof on the northerly
 side of Farm Road at land now or formerly of Janet M. Petty and Mildred
 Fotherolf:

Thence northerly, northeasterly, and northwesterly by land of said
 Petty and Fotherolf, by eighteen courses measuring 99.05 feet, 32.27
 foot, 15.58 feet, 13.78 feet, 5.29 feet, 6.40 feet, 11.93 feet, 72.43
 foot, 54.05 feet, 21.33 feet, 47.23 feet, 10.61 feet, 87.24 feet, 14.04
 foot, 38.48 feet, 33.06 feet, 109.85 foot and 169.93 feet;

Thence northeasterly by the Sherborn Town Forest, by three courses
 measuring 44.59 foot, 404.25 foot and 50.00 foot;

Thence southeasterly, southwestorly and southerly by Lot 2 of said
 plan, by three courses measuring 749.30 feet, 57.24 foot and 159.05 feet;

Thence westerly by Farm Road by six courses measuring 22.72 feet, 53.12 feet, 76.98 feet, 11.24 feet, 123.55 feet and 160.34 feet.

Containing 8.23 acres more or less according to said plan.

The said grantors having previously agreed to certain prior restrictions and options stated in the deed of William F. Murphy and Paul J. Murphy to the said grantors dated December 31, 1976 and recorded at the Middlesex South Registry of Deeds, Book 13119, page 719 do now mutually agree and consent, as provided for in said prior deed, to terminate any and all previous restrictions and options. Such mutual agreement is evidenced by the signing of this deed by the said grantors of this deed.

Further it is agreed by the grantee named in this deed that the following provisions shall attach to said piece or parcel of land hereinbefore described and shall be for the benefit of and appurtenant to Lots 2 and 3 as shown on said Plan and shall be for the benefit of Charlescote Farm Trust I & II, their successors and assigns, being the property conveyed to them by deeds dated May 8, 1922, June 15, 1925, May 26, 1926 and recorded at the Middlesex South Registry of Deeds in Book 4512, page 589, Book 4854, page 68 and Book 4976, page 220 respectively.

1. The parcel hereinbefore described shall not be subdivided into lots or parcels, nor shall any conveyance or transfer of less than the whole parcel be made.

2. The above restriction shall be considered a covenant running with the land and shall bind the undersigned grantee, his successors and assigns.

For our title see deed of William F. Murphy and Paul J. Murphy dated December 31, 1976 recorded at Middlesex South Registry of Deeds Book 13119, page 719

WITNESS our hands and seals this 1st day of May, 1979.

Dudley H. Willis
Dudley H. Willis

Sally S. Willis
Sally S. Willis

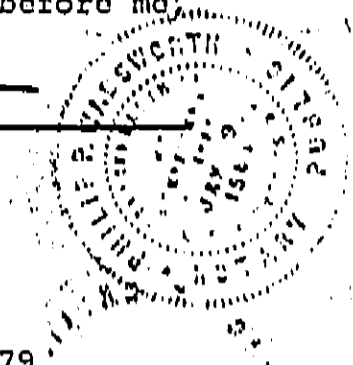
Commonwealth of Massachusetts

Suffolk, s.s.

May 1, 1979

Then personally appeared the above named DUDLEY H. WILLIS, and acknowledged the foregoing instrument to be his free act and deed, before me,

[Signature]
Notary Public



WITNESS our hands and seals this 28th day of April, 1979.

Gilbert H. Mudge
Gilbert H. Mudge

Barbara J. Mudge
Barbara J. Mudge

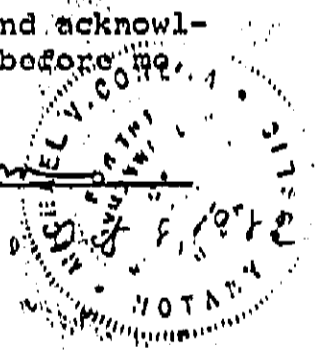
Commonwealth of Massachusetts

MIDDLESEX, s.s.

April 28, 1979

Then personally appeared the above named GILBERT H. MUDGE, and acknowledged the foregoing instrument to be his free act and deed, before me,

[Signature]
Notary Public
My Commission Expires 2/1/80



BK 13688 PG 662

WITNESS our hands and seals this 28 day of April, 1979

Richard Saltonstall

Richard Saltonstall (as grantor)

Richard Saltonstall

Richard Saltonstall (as grantee)

Commonwealth of Massachusetts

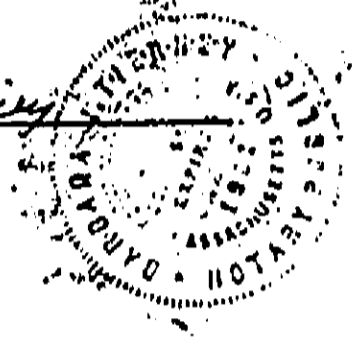
Suffolk, S.S.

May 1, 1979

Then personally appeared the above named RICHARD SALTONSTALL, and acknowledged the foregoing instrument to be his free act and deed, before me.

Richard J. Leary

Notary Public

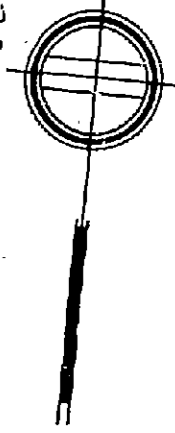


Approval under the Subdivision Control Law not required. Sherborn Planning Board.

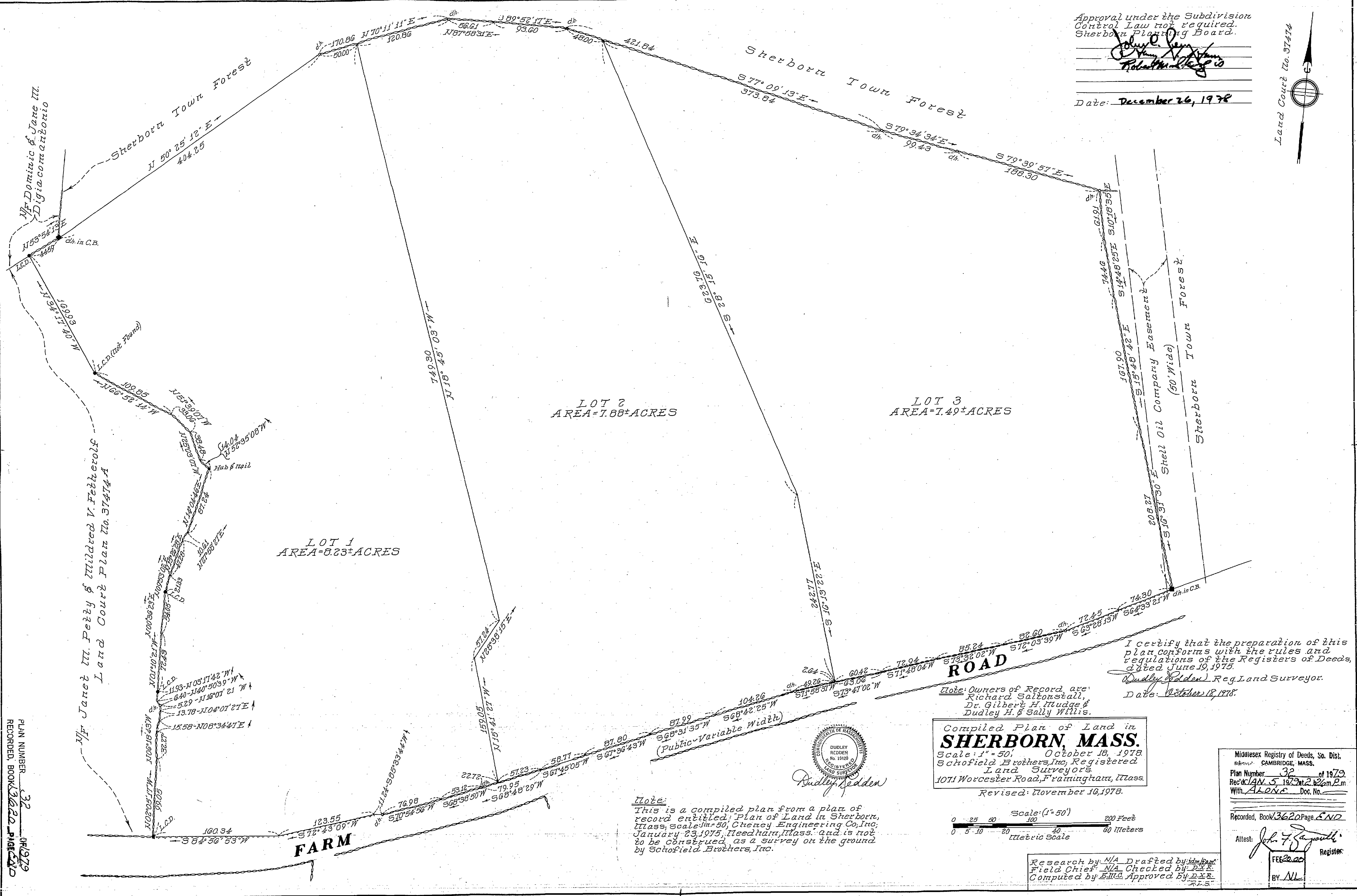
John E. Judd
Robert M. Judd

Date: December 26, 1978

Land Court No. 37474



E-1387



LOT 2
AREA=7.88[±]ACRES

LOT 3
AREA=7.49[±]ACRES

LOT 1
AREA=8.23[±]ACRES

ROAD

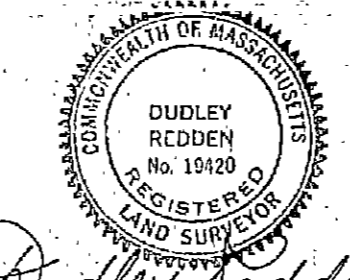
FARM

I certify that the preparation of this plan conforms with the rules and regulations of the Registers of Deeds, dated June 19, 1975.

Dudley Judd, Reg. Land Surveyor.

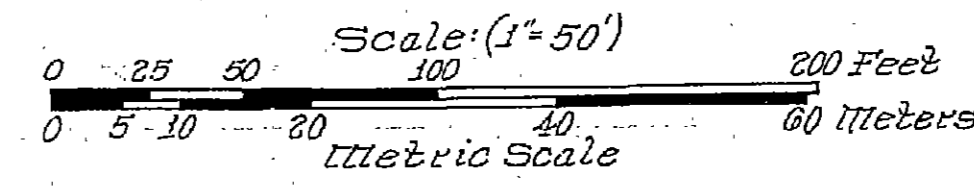
Date: October 18, 1978.

Compiled Plan of Land in
SHERBORN, MASS.
Scale: 1"=50' October 18, 1978
Schofield Brothers, Inc., Registered
Land Surveyors
1071 Worcester Road, Framingham, Mass.
Revised: November 10, 1978.



Dudley Judd

Note:
This is a compiled plan from a plan of record entitled: Plan of Land in Sherborn, Mass., scale 1"=50', Cheney Engineering Co., Inc., January 23, 1975, Needham, Mass. and is not to be construed as a survey on the ground by Schofield Brothers, Inc.



Research by: N/A Drafted by: *John E. Judd*
Field Chief: N/A Checked by: *John E. Judd*
Computed by: *John E. Judd* Approved by: *John E. Judd*

Middlesex Registry of Deeds, So. Dist.
CAMBRIDGE, MASS.
Plan Number 32 of 1979
Rec'd JAN 5 1979 at 2:26 P.M.
With Above Doc. No.

Recorded, Book 3620 Page END

Attest: *John F. Judd* Register

FEB 20 1979
BY: *NL*

PLAN NUMBER 32 OF 1979
RECORDED, BOOK 3620 PAGE END

11-19-78 1328-1350

13.50

DEED TO RICHARD SALTONSTALL
AND DUDLEY H. WILLIS AND SALLY S. WILLIS

WE, RICHARD SALTONSTALL of Sherborn, Middlesex County, Massachusetts,
DUDLEY H. WILLIS and SALLY S. WILLIS both of Sherborn, Middlesex County,
Massachusetts, husband and wife as tenants by the entirety, and GILBERT
H. MUDGE and BARBARA J. MUDGE both of Sherborn, Middlesex County, Mass-
achusetts, husband and wife as tenants by the entirety, each of such
three interest being held as tenants in common with the other two, for
the consideration of one hundred dollars (100.00) or less grant to
RICHARD SALTONSTALL of 174 Farm Road, Sherborn, Middlesex County, Massa-
chusetts and DUDLEY H. WILLIS and SALLY S. WILLIS of 216 Farm Road,
Sherborn, Middlesex County, Massachusetts, husband and wife as tenants
by the entirety, each of such two interests to be held as tenants in
common in equal undivided shares,

a certain piece or parcel of land, with any buildings thereon, situated
in Sherborn, Middlesex County, Massachusetts and being shown as Lot 3
on a plan of land entitled "Compiled Plan of Land in Sherborn, Massachu-
setts" by Schofield Brothers, Inc., 1071 Worcester Road, Framingham, Mass-
achusetts, dated October 18, 1978, duly recorded at the Middlesex South
Registry of Deeds at the end (last page) of Book 13620 on January 5, 1979

Said parcel being more particularly bounded and described as follows:

Beginning at the southeasterly corner thereof at the northerly side
of Farm Road at land of Sherborn Town Forest;

Thence northerly by the Sherborn Town Forest by four courses meas-
uring 208.27 feet, 167.90 feet, 74.46 feet and 61.91 feet;

Thence northwesterly by the Sherborn Town Forest by 3 courses meas-
uring 188.30 feet, 99.43 feet and 373.84 feet;

Thence southeasterly by Lot 2 on said plan by two courses measuring 623.76 feet and 242.77 feet;

Thence easterly by Farm Road by six courses measuring 60.42 feet, 72.94 feet, 85.24 feet, 82.60 feet, 72.45 feet and 74.30 feet; containing 7.49 acres more or less according to said plan.

The said grantors having previously agreed to certain prior restrictions stated in the deed of William F. Murphy and Paul J. Murphy to the said grantors dated December 31, 1976 and recorded at the Middlesex South Registry of Deeds, Book 13119, page 719 do now agree and consent, as provided for in said prior deed, to terminate any and all previous restrictions. Such mutual agreement is evidenced by the signing of this deed by the said grantors of this deed.

Further it is agreed by the grantees named in this deed that the following provisions shall attach to said piece or parcel of land hereinbefore described and shall be for the benefit of and appurtenant to Lots 1 and 2 as shown on said Plan and shall be for the benefit of Charles-cote Farm Trust I & II, their successors and assigns, being the property conveyed to them by deeds dated May 8, 1922, June 15, 1925, May 26, 1926 and recorded at the Middlesex South Registry of Deeds in Book 4512, page 589, Book 4854, page 68 and Book 4976, page 220 respectively.

1. The parcel hereinbefore described shall not be subdivided into lots or parcels, nor shall any conveyance or transfer of less than the whole parcel be made.

2. The above restriction shall be considered a covenant running with the land and shall bind the undersigned grantees, their successors and assigns.

For our title see deed of William F. Murphy and Paul J. Murphy dated December 31, 1976 recorded at Middlesex South Registry of Deeds Book 13119, page 719

WITNESS our hands and seals this 28 day of April, 1979

Dudley H. Willis
Dudley H. Willis (as grantor)

Sally S. Willis
Sally S. Willis (as grantor)

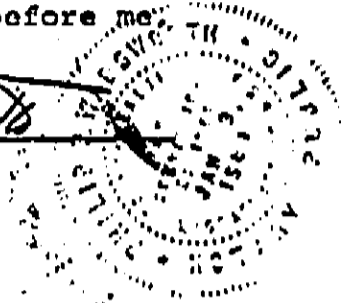
Commonwealth of Massachusetts

Suffolk, S.S.

May 1, 1979

Then personally appeared the above named DUDLEY H. WILLIS, and acknowledged the foregoing instrument to be his free act and deed, before me,

[Signature]
Notary Public



WITNESS our hands and seals this 28 day of April, 1979

Gilbert H. Mudge G.H.M.
Gilbert H. Mudge

Barbara J. Mudge B.J.M.
Barbara J. Mudge

Commonwealth of Massachusetts

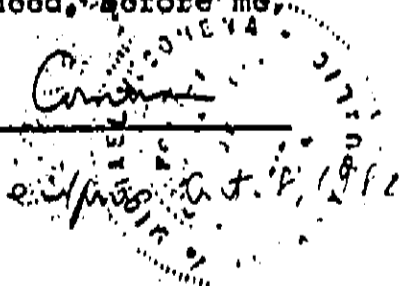
MIDDLESEX, S.S.

April 28, 1979

Then personally appeared the above named GILBERT H. MUDGE, and acknowledged the foregoing instrument to be his free act and deed, before me,

[Signature]
Notary Public

My Commission Expires 01/17/82



WITNESS our hands and seals this 28 day of April, 1979

Richard Saltonstall
Richard Saltonstall (as grantor)

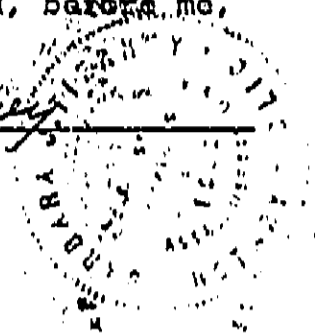
Commonwealth of Massachusetts

Suffolk, s.s.

May 1, 1979

Then personally appeared the above named RICHARD SALTONSTALL, and acknowledged the foregoing instrument to be his free act and deed, before me,

Barbara J. Terney
Notary Public



WITNESS our hands and seals this 1st day of May, 1979

Dudley H. Willis
Dudley H. Willis (as grantee)

Sally S. Willis
Sally S. Willis (as grantee)

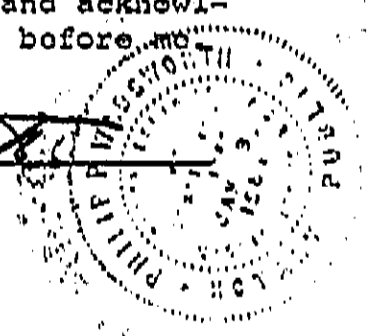
Commonwealth of Massachusetts

Suffolk, s.s.

May 1, 1979

Then personally appeared the above named DUDLEY H. WILLIS, and acknowledged the foregoing instrument to be his free act and deed, before me,

Philip DeBenedictis
Notary Public



WITNESS our hands and seals this 27 day of April, 1979

Richard Saltonstall
Richard Saltonstall (as grantee)

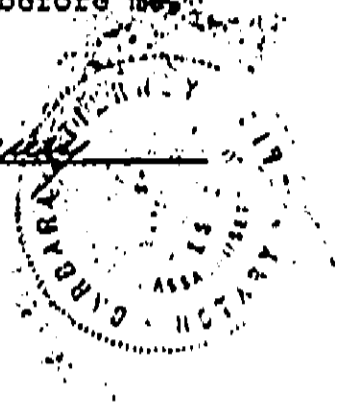
Commonwealth of Massachusetts

Suffolk, s.s.

May 1, 1979

Then personally appeared the above named RICHARD SALTONSTALL, and acknowledged the foregoing instrument to be his free act and deed, before me,

Barbara J. L...
Notary Public



1350

11-19-81 1038 131PE**1354

DEED TO GILBERT H. MUDGE AND BARBARA J. MUDGE

WE, RICHARD SALTONSTALL of Sherborn, Middlesex County, Massachusetts,
 DUDLEY H. WILLIS and SALLY S. WILLIS both of Sherborn, Middlesex County,
 Massachusetts, being husband and wife as tenants by the entirety, and
 GILBERT H. MUDGE and BARBARA J. MUDGE both of Sherborn, Middlesex County,
 Massachusetts, being husband and wife as tenants by the entirety, each
 of such three interests being held as tenants in common with the other
 two, for the consideration of one hundred dollars (100.00) or less grant
 to GILBERT H. MUDGE and BARBARA J. MUDGE, husband and wife as tenants
 by the entirety, both of 64 Farm Road, Sherborn, Middlesex County, Mass-
 achusetts,

a certain piece or parcel of land, with any buildings thereon, situated
 in Sherborn, Middlesex County, Massachusetts and being shown as Lot 2
 on a plan of land entitled "Compiled Plan of Land in Sherborn, Massachu-
 setts" by Schofield Brothers, Inc., 1071 Worcester Road, Framingham, Mass-
 achusetts dated October 18, 1978, duly recorded at the Middlesex South
 Registry of Deeds at the end (last page) of Book 13620 on January 5, 1979.

Said parcel being more particularly bounded and described as follows:

Beginning at the southwesterly corner at the northerly side of Farm
 Road at Lot 1 of said plan;

Thence northerly, northeasterly, and northerly by the said Lot 1
 by three courses measuring 159.05 feet, 57.24 feet and 749.30 feet;

Thence easterly by the Sherborn Town Forest by four courses measur-
 ing 120.86 feet, 56.61 feet, 93.60 feet and 48.00 feet;

Thence southeasterly by Lot 3 of said plan by two courses measuring
 623.76 feet and 242.77 feet;

Thence westerly by Farm Road by seven courses measuring 2.64 feet,
 49.26 feet, 104.26 feet, 87.99 feet, 87.80 feet, 58.77 feet and 57.23
 feet;

Containing 7.88 acres more or less according to said plan.

The said grantors having previously agreed to certain prior restrictions stated in the deed of William F. Murphy and Paul J. Murphy to the said grantors dated December 31, 1976 and recorded at the Middlesex South Registry of Deeds, Book 13119, page 719 do now agree and consent, as provided for in said prior deed, to terminate any and all previous restrictions. Such mutual agreement is evidenced by the signing of this deed by the said grantors of this deed.

Further is is agreed by the grantees named in this deed that the following provisions shall attach to said piece or parcel of land hereinbefore described and shall be for the benefit of and appurtenant to Lots 1 and 3 as shown on said Plan and shall be for the benefit of Charlescote Farm Trust I & II, their successors and assigns, being the property conveyed to them by deeds dated May 8, 1922, June 15, 1925, May 26, 1926 and recorded at the Middlesex South Registry of Deeds in Book 4512, page 589, Book 4854, page 68 and Book 4976, page 220 respectively.

1. The parcel hereinbefore described shall not be subdivided into lots or parcels nor shall any conveyance or transfer of less than the whole parcel be made.

2. The above restriction shall be considered a covenant running with the land and shall bind the undersigned grantees their successors and assigns.

For our title see deed of William F. Murphy and Paul J. Murphy dated December 31, 1976 recorded at Middlesex South Registry of Deeds Book 13119, page 719.

WITNESS our hands and seals this 1st day of May, 1979

Dudley H. Willis
Dudley H. Willis

Sally S. Willis
Sally S. Willis

Commonwealth of Massachusetts

5/1/79 . S.S.

May 1, 1979

Then personally appeared the above named DUDLEY H. WILLIS, and acknowledged the foregoing instrument to be his free act and deed, before me.

R. J. Andrews
Notary Public



WITNESS our hands and seals this 28th day of April, 1979

Gilbert H. Mudge
Gilbert H. Mudge (as grantee)

Barbara J. Mudge
Barbara J. Mudge (as grantee)

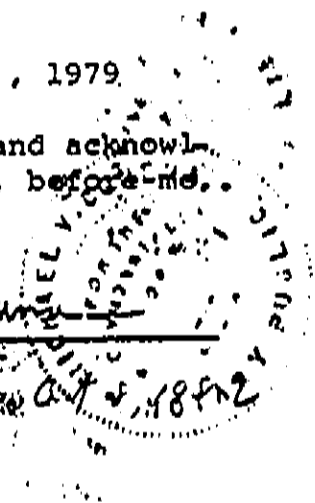
Commonwealth of Massachusetts

MIDDLESEX S.S.

April 28, 1979

Then personally appeared the above named GILBERT H. MUDGE, and acknowledged the foregoing instrument to be his free act and deed, before me.

Michael V. Conroy
Notary Public
my commission expires Oct 5, 1982



WITNESS our hands and seals this 26th day of April, 1979

Richard Saltonstall

Richard Saltonstall

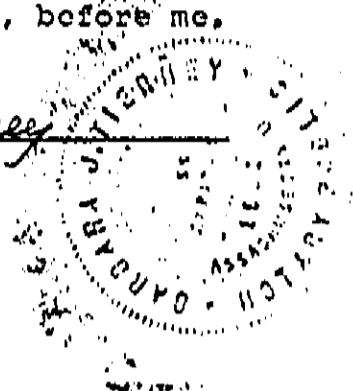
Commonwealth of Massachusetts

Suffolk, s.s.

May 1, 1979

Then personally appeared the above named RICHARD SALTONSTALL, and acknowledged the foregoing instrument to be his free act and deed, before me.

Barbara J. Lewis
Notary Public



Gilbert H. Mudge
Gilbert H. Mudge (as grantor)

Barbara J. Mudge
Barbara J. Mudge (as grantor)

Commonwealth of Massachusetts

Middlesex, s.s.

May 3, 1979

Then personally appeared the above named GILBERT H. MUDGE, and acknowledged the foregoing instrument to be his free act and deed, before me.

Richard V. Cameron
Notary Public

My commission expires 11/8/82

