



Bk: 53631 Pg: 374

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Property Address: 586 Briggs Road, Athol, Massachusetts
 No # Briggs Road, Petersham, Massachusetts
 No # Prospect Hill Road, Phillipston, Massachusetts

WARRANTY DEED

WE, BEN J. FELDMAN, and MARGARET E. FELDMAN, also known as Margaret Feldman, married to each other,

both of 586 Briggs Road, Athol, Worcester County, Massachusetts 01331

in consideration of \$1.00

grant to BEN J. FELDMAN and MARGARET E. FELDMAN, Trustees of The Feldman Family Trust under document of trust dated April 2, 2015 (an unrecorded Trust)

of 586 Briggs Road, Athol, Massachusetts 01331

with QUITCLAIM covenants

TRACT ONE:

The land with the buildings thereon, situated in the southeasterly part of Athol and in the westerly part of Phillipston and in the northerly part of Petersham, all in Worcester County, Massachusetts and being bounded and described as follows:

Beginning at the northwest corner thereof at a corner of land formerly of Stillman Stockwell;

Thence South 82° East by a stone wall about 29 rods to a corner of a wall;

Thence South 12 ½ ° East by a stone wall 5 rods and 5 links to a stake;

Thence South 70° East by a stone wall 27 rods;

Thence North 32 ½ ° East by a stone wall 4 rods and 17 links;

Thence North 68 ½ ° East by a stone wall 14 rods;

Thence North 46° East by a stone wall 29 rods and 2 links to a rail fence;

Thence South 41° East by said fence 11 rods;

PLEASE RETURN TO:
 THE LAW OFFICE OF
 PAMELA E. ODDY, P.C.
 220 EXCHANGE STREET
 ATHOL, MA 01331
 978-249-7511

1212 P.S.
 T-1671
 78-1157

Thence North 59° East, 20 rods;
Thence North 55° East, 19 rods and 8 links;
Thence North 81° East, 14 rods to land formerly of Jona Drury;
Thence southerly by land of said Drury and land formerly of O. P. Davenport to a corner of a stone wall;
Thence East by said wall 4 rods and 12 links to land now or formerly of Ensign Marsh;
Thence southerly by a stone wall 39 rods 18 links to land formerly of Stillman Stockwell;
Thence westerly by land formerly of said Stockwell to land formerly of Albert Battersby at a stake and stones;
Thence northerly by land of said Battersby and land formerly of George Stockwell to the town road known as the Cunningham Road leading to the buildings on the granted premises;
Thence easterly by said road to the southeast corner of land formerly of Stillman Stockwell;
Thence northerly to the place of beginning.

EXCEPTING from this conveyance about one acre conveyed by Joseph Hayden to Robert E. Hayden and Howard M. Hayden.

ALSO another parcel of land in said Athol, off Briggs Road, bounded and described as follows:

Beginning at the corner of a stonewall at the southwest corner of said tract and at a corner of land now or formerly of B. Cunningham;
Thence South 82° East by a stone wall, 27 rods to a stone wall;
Thence South 12 ½ ° East, 5 rods and 5 links to a stake;
Thence South 70° East, 4 rods to a stake and stones;
Thence North 19 ¼ ° East, 136 feet to an iron pipe;
Thence North 40 ½ ° East, 186 ½ feet to an iron pipe;
Thence North 25 ½° East, 147 feet to an iron pipe;
Thence North 6° West, 135 ½ feet to an iron pipe at the end of a stonewall;
Thence northerly 584 feet by said wall to an iron pipe at the northerly end of said stone wall;
Thence northerly 624 feet to the easterly end of a stone wall in line of land formerly of Samuel Mann, formerly of Drury and now or formerly of Caldwell;
Thence westerly in line of land of said Caldwell about 34 rods by a wall to other land now or formerly of the "grantor";
Thence southerly by said land (South 3° East 36 rods) and lands formerly of Cyrus Stockwell now or formerly of Casey and Rhineland and to Stillman Stockwell, now or formerly of Shaffer, to the place of beginning.
Containing 20 acres, more or less.

ALSO granting all my right, title and interest in and to a right of way over land in said Athol, described in a deed from Wayne W. Whitney et ux to Richard B. Ellis and Barbara S. Ellis, husband and wife, as tenants by the entirety, dated November 26, 1973 and recorded with Worcester District Registry of Deeds, Book 5408, Page 507 and described therein as follows:

A right of way for all purposes with the right to maintain, pass and repass with vehicles or on foot from the premises of Richard B. Ellis et ux purchased from Thomas F. Hayden et al by deed dated October 11, 1946, and recorded with the Worcester District Registry of Deeds, Book 3028, Page 496, across land now or formerly of Wayne W. Whitney to other land now or formerly of Richard B. Ellis et ux, said right of way to be 20 feet wide, 10 feet each side of the centerline of an old road, which centerline is bounded and described as follows:

Beginning at a point in the centerline of said old road, which point is situated 24 feet, more or less, easterly from an iron pipe and in line with the end of a stonewall to the east; said pipe being the southwesterly corner of land now or formerly of Wayne W. Whitney (in Book 2862, Page 297) at the northerly line of land now or formerly of Richard B. Ellis et ux described in said Book 3028, Page 496.

Thence about North 19° East, 136 feet, more or less, by the centerline of said old road to a point which is 15 feet, more or less, easterly of an iron pipe and stones, which pipe is a common corner of said Whitney and Ellis other land;

Thence about North 40° East, 186 ½ feet, more or less, by the centerline of said old road to a point which is 18 feet, more or less, easterly of an iron pipe and stones, which pipe is a common corner of said Whitney and Ellis other land;

Thence about North 25° East, 147 feet, more or less, by the centerline of said old road and crossing Kendall Brook to a point which is 15 feet, more or less, easterly of an iron pipe and stones near twin maples near the north side of said Kendall Brook, which pipe is a common corner of said Whitney and Ellis other land;

Thence about North 6° West, 135 ½ feet, more or less, leaving said old road and leading onto said Ellis other land to the iron pipe at the southerly end of a stone wall.

SUBJECT to a right of way conveyed to Wayne W. Whitney from Richard B. Ellis and Barbara S. Ellis by deed dated November 29, 1973, recorded with said Registry, Book 5408, Page 504 and described therein as follows:

A right of way for all purposes to maintain, pass and repass with vehicles or on foot from a town road now known as Briggs Road, formerly known as Cunningham Road, to land of Wayne W. Whitney which land is described in an instrument from Mary B. Whitney to Edwin B. Whitney, recorded December 16, 1940, with said Registry, Book 2801, Page 285, and see also Book 2862, Page 297, said right of way to be 20 feet wide, 10 feet each side of the centerline of the existing roadway, which centerline is bounded and described as follows, all bearings being True:

Beginning at a point on the northerly side of Briggs Road in the center of a barway, which point is located 275 feet, more or less, northeasterly by the wall from the

intersection of walls between land, now or formerly of Richard B. Ellis et ux and Floyd Shaffer, formerly Stillman Stockwell, which intersection is on the northerly side of said Briggs Road;

Thence about North 5° East, 236 feet, more or less, following the centerline of an existing roadway through an open field to the center of a barway in a stone wall, which stone wall is laid-up in an East-West direction;

Thence about North 30° East, 242 feet, more or less, following the centerline of an existing roadway through another open field to the center of a barway in a stone wall, which stone wall is laid-up in a northwest-southeast direction;

Thence North 50° East, 77 feet, more or less, following the centerline of an existing roadway to the center of a barway in a stonewall, which stonewall is laid-up in a North-South direction at the westerly side of an old road which leads from the house now or formerly of Richard B. Ellis et ux northerly to land now or formerly of Wayne W. Whitney in Book 2862, Page 297;

Thence continuing North 50° East, 31 feet, more or less, to the center of said old road;

Thence North 5° East, 64 feet, more or less, by the centerline of said old road to a point at land now or formerly of Wayne W. Whitney, said point being 24 feet, more or less, easterly of an iron pipe and in line with the end of a stone wall to the east.

EXCEPTING 6.054 acres conveyed to Vincent J. Purple et ux by deed dated April 8, 1974 and recorded with said Registry, Book 5468, Page 97.

Being the same premises conveyed from Barbara S. Ellis to Ben J. Feldman and Margaret E. Feldman, husband and wife, as tenants by the entirety, by deed dated June 5, 1986 and recorded with said Registry, Book 9564, Page 112.

TRACT TWO (with QUITCLAIM covenants):

A certain tract of land situated partly in Athol and partly in Phillipston in the County of Worcester and Commonwealth of Massachusetts, bounded and described as follows:

Beginning at the southwesterly corner of said tract at an iron pipe and stones forty-five feet westerly from the end of a stone wall and at land now or formerly of Isaac T. Munsell and Joseph N. Hanson;

Thence North 19° 15' East, 136 feet to an iron pipe and stones;

Thence North 40° 30' East, 186 ½ feet to an iron pipe and stones;

Thence North 25° 30' East, 147 feet to an iron pipe and stones;

Thence North 6° West, 135 ½ feet to an iron pipe at the southerly end of a stone wall;

Thence northerly by said stone wall 584 feet to an iron pipe at the northerly end of said wall;

Thence northerly 624 feet to the easterly end of a stone wall at a corner of land formerly of Edward Drury;

Thence easterly by land formerly of Edward Drury 1782 feet to an iron pipe and stones at a corner of land formerly of said Edward Drury;

Thence North 6° 15' East by land formerly of said Drury 405 feet to an iron pipe and stones at a corner of land formerly of Emory Bates;

Thence South 87° 15' East by land formerly of said Emory Bates 942 feet to an iron pipe and stones;

Thence South 56° East by land formerly of said Bates 265 feet to a stake at the southerly end of a stone wall;

Thence North 34° 15' East by said stone wall 42 ½ feet to land formerly of Artemas and Trowbridge Ward;

Thence southeasterly by land formerly of said Artemas and Trowbridge Ward and by the line of a stone wall 717 feet to a corner of said stone wall;

Thence South 2° 30' West by the line of a stone wall 492 feet to a stone wall running easterly;

Thence easterly by said stone wall 330 feet to a corner of land formerly of Artemas and Trowbridge Ward;

Thence southerly by lands formerly of Artemas and Trowbridge Ward and Wm. A. Eaton 624 feet to an iron pipe and stones at a corner of land formerly of Henry W. Stratton;

Thence westerly by land formerly of said Henry W. Stratton 2097 feet to an iron pipe and stones at a corner of land of said Stratton and land formerly of Isaac T. Munsell and Joseph N. Hanson;

Thence northerly by land of said Munsell and Hanson 195 feet to an iron pipe and stones;

Thence South 81° West, 243 feet to an iron pipe and stones;

Thence South 55° West, 632 feet to an iron pipe and stones;

Thence northwesterly by land of said Munsell and Hanson 170 feet to an iron pipe and stones;

Thence South 49° West, 483 feet by a stone wall to an angle in the same;

Thence South 70° 45' West, 222 feet by said stone wall to an angle in the same;

Thence South 35° West by said stone wall 84 feet;

Thence westerly by the line of a stone wall 393 feet to the place of beginning.

Containing 125 acres be the same more or less.

ALSO a right of Way over the land in said Athol as follows:

A right of way for all purposes to maintain, pass and repass with vehicles or on foot from a town road now known as Briggs Road, formerly known as Cunningham Road, to land now or formerly of Wayne W. Whitney which land is described in an instrument from Mary B. Whitney to Edwin B. Whitney, recorded December 16, 1940, with the Worcester District Registry of Deeds, Book 2801, Page 285, and see also Book

2862, Page 297, said right of way to be 20 feet wide, 10 feet each side of the centerline of the existing roadway, which centerline is bounded and described as follows, all bearings being True:

Beginning at a point on the northerly side of Briggs Road in the center of a barway, which point is located 275 feet, more or less, northeasterly by the wall from the intersection of walls between land now or formerly of Richard B. Ellis et ux and Floyd Shaffer, formerly Stillman Stockwell, which intersection is on the northerly side of said Briggs Road;

Thence about North 5° East, 236 feet, more or less, following the centerline of an existing roadway through an open field to the center of a barway in a stone wall, which stone wall is laid-up in an East-West direction;

Thence about North 30° East, 242 feet, more or less, following the centerline of an existing roadway through another open field to the center of a barway in a stone wall, which stone wall is laid-up in a northwest-southeast direction;

Thence North 50° East, 77 feet, more or less, following the centerline of an existing roadway to the center of a barway in a stone wall, which stone wall is laid-up in a North-South direction at the westerly side of an old road which leads from the house formerly of Richard B. Ellis et ux northerly to land now or formerly of Wayne W. Whitney in Book 2862, Page 297;

Thence continuing North 50° East, 31 feet, more or less, to the center of said old road;

Thence North 5° East, 64 feet, more or less, by the centerline of said old road to a point at land now or formerly of Wayne W. Whitney, said point being 24 feet, more or less, easterly of an iron pipe and in line with the end of a stone wall to the east.

Being the same right of way conveyed to Wayne W. Whitney from Richard B. Ellis by deed dated November 29, 1973, and recorded with the said Registry, Book 5408, Page 504.

SUBJECT to a right of way over the land in said Athol, as follows:

A right of way for all purposes with the right to maintain, pass and repass with vehicles or on foot from the premises of Richard B. Ellis et ux purchased from Thomas F. Hayden et al by deed dated October 11, 1946, and recorded with the said Registry, Book 3028, Page 496, across land now or formerly of Wayne W. Whitney to other land now or formerly of Richard B. Ellis et ux, said right of way to be 20 feet wide, 10 feet each side of the centerline of an old road, which centerline is bounded and described as follows:

Beginning at a point in the centerline of said old road, which point is situated 24 feet, more or less, easterly from an iron pipe and in line with the end of a stone wall to the east, said pipe being the southwesterly corner of land now or formerly of Wayne W. Whitney in Book 2862, Page 297 at the northerly line of land now or formerly of Richard B. Ellis et ux described in said Book 3028, Page 496;

Thence about North 19° East, 136 feet, more or less, by the centerline of said old road to a point which is 15 feet, more or less, easterly of an iron pipe and stones, which pipe is a common corner of said Whitney and Ellis other land;

Thence about North 40° East, 186 ½ feet, more or less, by the centerline of said old road to a point which is 18 feet, more or less, easterly of an iron pipe and stones, which pipe is a common corner of said Whitney and Ellis other land;

Thence about North 25° East, 147 feet, more or less, by the centerline of said old road and crossing Kendall Brook to a point which is 15 feet, more or less easterly of an iron pipe and stones near twin maples near the north side of said Kendall Brook, which pipe is a common corner of said Whitney and Ellis other land;

Thence about North 6° West 135 ½ feet, more or less, leaving said old road and leading onto said Ellis other land to the iron pipe at the southerly end of a stone wall.

Being the same right of way conveyed to Richard B. Ellis et ux from Wayne W. Whitney by deed dated November 26, 1973, and recorded with the said Registry, Book 5408, Page 507.

Being the same premises conveyed from Wayne W. Whitney to Ben J. Feldman and Margaret E. Feldman, husband and wife, as joint tenants with the right of survivorship and not as tenants in common, by deed dated March 18, 1978 and recorded with said Registry, Book 6423, Page 101.

TRACT THREE:

A certain tract of land, or farm known as the Doyle Place, or H. W. Howard Place, situated partly in Petersham and partly in Phillipston, Worcester County, Commonwealth of Massachusetts, containing 55 acres, more or less, and bounded as follows:

Beginning at a stake and stones on the west side of a town road in the town of Petersham;

Thence northwesterly by land now or formerly of Ensign A. Marsh, and land now or formerly of Almon French;

Thence northerly by lands now or formerly of Widow Marsh and now or formerly of Albert A. Battersby to a corner;

Thence northeasterly by land now or formerly of Barney Cunningham to the town road;

Thence southwesterly by said road to the place of beginning.

Being the same premises conveyed from Peter B. Ellis to Ben J. Feldman and Margaret Feldman, husband and wife, as tenants by the entirety, by deed dated January 16, 2006 and recorded with said Registry, Book 38258, Page 349.

Executed as a sealed instrument this second day of April, 2015


Ben J. Feldman


Margaret E. Feldman

THE COMMONWEALTH OF MASSACHUSETTS

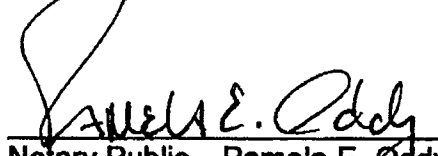
Worcester, ss.

On this second day of April, 2015, before me, the undersigned notary public, personally appeared Ben J. Feldman and Margaret E. Feldman, proved to me through satisfactory evidence of identification, which was (check one):

☒ my personal knowledge of the signers' identities;
☐ currently valid government issued photo identification;
☐ other (describe): _____

to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

As notary public for Ben J. Feldman and Margaret E. Feldman, the Grantors


Notary Public – Pamela E. Oddy
My commission expires: November 12, 2021

THE LAW OFFICE OF
PAMELA E. ODDY, P.C.
220 EXCHANGE STREET
ATHOL, MA 01331
978-249-7511

ATTEST: WORC. Anthony J. Vigliotti, Registrar