

APPENDIX C

**Appended to Minutes from 12/12/2017
meeting of the Wayland Historical
Commission**

**113 Boston Post Road
Wayland, Mass.**

DEED HISTORY

113 Boston Post Road, Wayland, Massachusetts
Deed History

Isaac Warren sold land to Henry R. and Charlotte S. Newton (no date given)

Map of Middlesex County, Massachusetts: based upon the trigonometrical survey of the state 1856
<https://www.digitalcommonwealth.org/search/commonwealth:1257bb45s>



U.S. Census 1850 Wayland Middlesex County, Massachusetts

John Norcross, age 54, laborer, born in Mass.; his wife Mary, age 51, born in Mass.; Fanny S. , age 18, born in Mass; Thomas, age 15, born in Mass., Mary A., age 12, born in Mass.; Henry F., age 10, born in Framingham, MA.; Newton; Charles F, age 8, born in Mass.; Henry F., age 5, born in Mass.

Fiske Heard, age 58, wheelwright, worth \$1,500 born in Mass.; Daniel Smith, age 19, wheelwright, born in Mass.; Sarah Stearns, age 56, born in Mass.

Elias B. Burrows, age 34, shoemaker, born in Conn.; his wife Betsy, age 29, born in Conn.; Homer A. age 7, born in Mass.; Eliza L., age 5, born in Mass.; Mary M., 2, born in Mass.; Abigail, age 60 in Conn.

Edward Rice, age 50, farmer, born in Mass.; his wife Nancy, age 55, born in Mass.; Henry Clucus (Cleecees ?), age 18, farm labor, born Nova Scotia; William Clogern, age 24, farm labor, born in Ireland.

Edward Rice Jr., age 25, born in Mass.; his wife Sarah, age 22, born in Mass.; Abner W., age 2, born in Mass.

Henry R. Newton, age 38, shoemaker, Charlotte S., age 33, born in Mass.; Henry L. age 10, born in Mass.; Lorena, age 77, born in Mass., Michael McCurty, age 25, laborer, born in Ireland.

Benjamin Batchelder, age 23, merchant, born in Mass.; his wife Fanny, age 22, born in Mass.; James H. Reeves, shoemaker, born in Mass.; Jeremiah McNutt, age 22, shoemaker, born in Vermont;

Daniel L. Sawin, age 46, carriage painter, worth \$700, born in Mass.; his wife Sarah, age 41, born in Mass.; Sullivan O., age 13, born in Mass.; Daniel H., age 7, born in Mass.; Samuel H., age 5, born in Mass.; Mary B. age 16, born in Mass.; Joseph H., age 22, carriage painter, born in Mass.; Joseph, age 42, carriage painter, born in Mass.; Charles Newton, age 6, born in Mass.

John Allen, age 81, blacksmith, worth \$1,000, born in Mass. .Mary B. age 65, born in Mass.; Eunice Coverly, age 75, born in Mass. , Edward P. Johnson, age 11, born in Vermont.

Massachusetts Census 1855 Wayland Middlesex County, Massachusetts

After the Newton family:

John Norcross, age 50, laborer, born in Newton, MA; his wife Mary, age 56, born in Boylston, MA; John M., age 31, shoemaker, born in Waltham, MA; Thomas S., age 20, shoemaker, born in Needham, MA., Mary A., age 17, born in Sherborn, MA; Henry F., age 10, born in Framingham, MA.; Newton; Charles H., age 5, born in Londonderry, NH; Fanny S. Brigham, age 23, born in Needham, MA.; Anna F. Brigham, age 2, born in Wayland, MA.

Isaac Warren, age 32, farmer, born in Weston, MA; his wife Betsey, age 30, born in Harvard, MA; Alfred, age 6, born in Weston, MA; Lowell E, age 4, born in Weston, MA; Nelly E, age 8 mos., born in Weston, MA; Ellen Murray, age 15, born in Sudbury, MA.

Anton F. Loges, age 38, farmer, born in German; his wife Anna K., age 35, born in Germany; Henry, age 8, born in E. Boston, MA.

Massachusetts Census 1865 Wayland Middlesex County, Massachusetts

Henry R. Newton, age 53, shoemaker, born in Mass.; his wife Charlotte A. , age 48, born in Mass.; Charles S., age 21, shoe manufacturing, born in Mass.; Also living in the same house: Henry L Newton, age 24, shoe manufacturing, born in Mass.; his wife Ellen L., age 21, born in Mass.; Child, age 1 month, born in Mass.

Thomas Hinds, age 38, laborer, born in Ireland; his wife Ellen L, age 29, born in Ireland; Mary, age 10 born in Mass.; Thomas, age 6, born in Mass.; Michael, age 11, born in Mass.

Joseph Sawin, age 62, painter, born in Mass.

Newton
to
Painter

U.S.
No. stamp
\$2.00
N.S.S.
Feb. 27. 65

Know all men by these presents
that I Henry R. Newton of Mayland in the county of Mid
dlessex and Commonwealth of Massachusetts in consideration
of Twenty seven hundred dollars paid by John P. Painter and
Lucy A. H. Painter both of Boston in the county of Suffolk and
Commonwealth aforesaid. the receipt whereof is hereby acknow-
ledged, do hereby give, grant, bargain, sell and convey unto
the said John P. and Lucy A. H. Painter and their heirs and
assigns forever a certain lot of land situated in said May-

land bounded and described as follows to wit. North by the county road leading from Weston to the centre of May land. East by land of Mrs Hyman. South by land now or late of the heirs of M. M. Butler and west by the town road being the same premises conveyed to me by deed of Isaac Farron. I reserve to myself however and to my heirs I assign the right to take the water from the spring upon the granted premises to my premises on the opposite side of said county road by means of a pipe laid in the ground of the size of the pipe now laid there and in the same place, and I also reserve for myself my heirs and assigns the right to enter upon the granted premises to make all necessary repairs upon said pipe whenever the same may be necessary, or however otherwise said premises may be bounded measured or described. I do leave and do hold the above granted premises to the said John P. Painter and Lucy A. To Painter their heirs and assigns to their own use and behoof forever. And I the said grantor for myself and my heirs executor and administrators do covenant with the said grantees and their heirs and assigns that I am lawfully seized in fee simple of the aforesaid premises, that they are free from all incumbrances, that I have good to sell and convey the same to the said grantees and their heirs and assigns forever as aforesaid, and that I will and my heirs executor and administrators shall warrant and defend the same to the said grantees and their heirs and assigns forever against the lawful claims and demands of all persons. In witness whereof I the said Henry, R. Newton and I Charlotte S. Newton wife of the grantor joining herein in token of my release of all right and title of or to both deer and homestead in the granted premises have hereunto set our hands and seals this twenty seventh day of February in the year of our Lord eighteen hundred and sixty five.

Signed sealed and } Henry R. Newton (Seal)
 } Charlotte S. Newton (Seal)

delivered in presence of S. M. Stone. Middlebury vt Feb. 27. 1865

When personally appeared the above named Henry R. Newton and acknowledged the above instrument to be his free act & deed before me S. M. Stone Just. of Peace.

Middlebury vt March 2. 1865. Test. & Recorded by
 Leabel H. Hayden J. T. T. T.

June 4, 1870, Lucy A. H. and John P. Painter to Alexander Freeman of Gorham, Maine Book 118 pg.537

Know all Men by these Presents *Painter & w.*

That we, Lucy A. H. Painter and John P. Painter husband of the said
Lucy A. H. Painter is after described property being in the right of Lucy A.
H. Painter) both of Wayland in the County of Middlesex and Commonwealth
of Massachusetts in consideration of Twenty-eight Hundred & Fifty
Dollars paid by Alexander Freeman of Gorham in the State of Maine
the receipt whereof is hereby acknowledged, do hereby give grant bargain
sell and convey unto the said Alexander Freeman his heirs and assigns
a certain piece or parcel of land with the buildings thereon situated in
said Wayland and thus bounded and described, north by the County
road leading from Weston to the center of Wayland, east by land of
Mrs. Wyman, south by land now or late of the heirs of Mr. M. Butler
and west by a town road, being the same premises to us conveyed by
deed of Henry R. Newton by deed dated the twenty-seventh day of Feb-
ruary A. D. eighteen hundred and sixty-five and recorded with Middle-
sex Co. District Deeds Book 943 Page 230. Said premises are sold sub-
ject to all legal rights to parties to draw water from the spring on sd.
described land as reserved in the deed of said Newton to us To Have
and to Hold the granted premises with all the privileges and appurte-
nances thereto belonging to the said grantee and his heirs and assigns
to their own use and behoof forever. And We do hereby for ourselves &
our heirs executors and administrators covenant with the said grantee
and his heirs and assigns that we are lawfully seized in fee-simple of
the granted premises, that they are free from all incumbrances except
a mortgage for Fifteen Hundred Dollars and interest in favor of Hen-
ry R. Newton and one of Two Hundred and Fifty Dollars and inter-
est that we have good right to sell and convey the same as aforesaid
and that we will and our heirs executors and administrators shall War-
rant and Defend the same to the said grantee and his heirs and

to
Freeman

U.S.
Rev. Stamp
\$3.00
L. M. H. P.
Jun. 11. 1870.

538
1118

assigns forever against the lawful claims and demands of all persons ex-
cept as aforesaid. In Witness Whereof, We the said Lucy A. H. Painter and
John P. Painter have hereunto set our hands and seals and affixed and
cancelled the stamp required by Law this eleventh day of June in the
year one thousand eight hundred and seventy. Lucy A. H. Painter (seal)
John P. Painter (seal), signed sealed and delivered in presence of Geo. A.
Bruce, Commonwealth of Massachusetts Suffolk ss June 11, 1870. Then per-
sonally appeared the above named Lucy A. H. Painter and acknowledged
the foregoing instrument to be her free act and deed. Before me,
Geo. A. Bruce Justice of the Peace.

Middlesex ss. June 11, 1870 Recd. & Recorded.
Notary Chas. B. Sturges Reg

May 23, 1874 Sarah, widow of Alexander Freeman, to James A. and Elizabeth C. Folsom of Boston
Book 1308 pg.253

Know all Men by these Presents
That I Sarah Freeman widow of Alexander Freeman of Wayland county of Middlesex Commonwealth of Massachusetts In consideration of one hundred dollars and other considerations paid by James A. Folsom of Boston county of Suffolk Commonwealth of Massachusetts the receipt whereof is hereby acknowledged do hereby give grant bargain sell and convey unto the said James A. Folsom his heirs and assigns a certain piece or parcel of land with the buildings thereon situated in the Town of Wayland county of Middlesex State of Massachusetts and thus bounded and described North by the county road leading from Weston to the center of Wayland East by land now or late of Mrs. Wyman of Wayland South by land now or late of the heirs of M. M. Rutter and west by a town road being the same premises conveyed to Alexander Freeman by Henry A. H. Painter and John P. Painter by deed dated the eleventh day of June eighteen hundred and seventy and recorded with Middlesex So. District Deeds book 1118 folio 537 Said premises are sold subject to all legal rights to parties to draw water from the spring on said described land as reserved in the deed of said Painter to said Freeman To Have and To Hold the above granted premises with the privileges and appurtenances thereto belonging to the said grantee his heirs and assigns to their own use and behoof forever and I the said grantor for myself and my heirs executors and

Freeman
to
Folsom
to

254
1308

administrators do covenant with the said grantee and his heirs and assigns that I am lawfully seized in fee simple of the aforesaid premises that they are free from all incumbrances except a mortgage for eight hundred dollars and interest in favor of Rebecca Bellings and one of three hundred dollars and interest that I have good right to sell and convey the same to the said grantee and his heirs and assigns forever as aforesaid and that I will and my heirs executors and administrators shall warrant and defend the same to the said grantee and his heirs and assigns forever against the lawful claims and demands of all persons In Witness Whereof I the said Sarah Freeman in token of release of all right and title of or to both Dover and Hamstead in the granted premises have hereunto set my hand and seal this Twenty third day of May in the year of our Lord eighteen hundred and seventy four Sarah Freeman
 Signed sealed and delivered in presence of us William de Santelle Allen Waldock Commissioners of the County of Middlesex Suffolk ss May 27 1874 She personally appeared the above named Sarah Freeman and acknowledged the foregoing instrument to be her free act and deed Wm G. Thacher Justice of the Peace

Middlesex ss May 28 1874 Read & Recorded

Attest Chas R. Stevens Reg

July 2, 1874 James A. and Elizabeth Folsom to John L. and Margo C. Bickford of Dover
Book 1313 pg. 19

Know all Men by these Presents.
that I James A. Folsom of Boston, County of Suffolk:
State of Massachusetts, in consideration of twenty five
hundred and fifty dollars, paid by John L. Bickford of
Dover, County of Norfolk, State of Massachusetts, the re-
ceipt whereof is hereby acknowledged, do hereby give grant
bargain sell and convey unto the said John L. Bickford
his heirs and assigns, a certain piece or parcel of land
with the buildings thereon, situated in the town of Weyland,
County of Middlesex State of Massachusetts, and thus
bounded and described: North by the County Road lead-
ing from Weston to the centre of Weyland: East by
land now or late of Mrs Weyman of Weyland: South
by land now or late of the heirs of Mr. M. Porter: and
West by a town road, being the same premises conveyed
to the said James A. Folsom by Sarah Freeman (widow of
Alexander Freeman by deed dated the twenty third day of
May, eighteen hundred and seventy four, and recorded
with Middlesex So District Deeds. Lib. 1308. folio: 253. Said
premises are sold subject to all legal rights of parties
to draw water from the spring on said described land
as reserved in the deed of said Freeman to said Folsom
also all taxes for the year eighteen hundred and seventy
four. To Have and To Hold the granted premises, with all
the privileges and appurtenances thereto belonging, to the
said grantee, and his heirs and assigns, to their own
use and behoof forever. And I do hereby for myself and
my heirs executors and administrators covenant with the
grantee and his heirs and assigns that I am lawful.

Folsom
to
Bickford.
6

192
1313

by said in fee simple of the granted premises that they are free from all incumbrances except a mortgage for eight hundred dollars, and interest in favor of Rebecca Billings and one of three hundred dollars and interest: 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 his heirs and assigns forever, against the lawful claims and demands of all persons And for the consideration aforesaid, I the said James A. Folsom and my wife Elizabeth K. Folsom do hereby release unto the said grantee and his heirs and assigns all right of or to both dower and homestead in the granted premises. - In Witness Whereof we the said James A. Folsom and Elizabeth K. Folsom have hereunto set our hands and seals this second day of July in the year one thousand eight hundred and seventy four James A. Folsom. (read) - Elizabeth K. Folsom. (read) Signed, sealed and delivered in presence of Frank S. Paul, to both Commonwealth of Massachusetts, Suffolk, ss. July 2^d 1874 Then personally appeared the above named James A. Folsom and acknowledged the foregoing instrument to be his free act and deed before me, Wm. G. Thatcher, Justice of the Peace -

Middlesex, ss. July 7. 1874 Read & Recorded.

Attest Chas. B. Leonard Reg.

Beers Atlas of Middlesex County 1875

<http://www.historicmapworks.com/Map/US/15168/Wayland/>



U.S. Census 1870 Wayland Middlesex County, Massachusetts

Albert Wyman, age 30, works in a shoe factory, born in Mass.; his wife Ellen, age 30 born in Maine; Isabella, age 2, born Mass.

U.S. Census 1880 Wayland Middlesex County, Massachusetts

John L. Bickford, age 60, farmer, born in Maine; his wife is Margo C. , age 53 (or 51) born in Holland

Henry R. Newton, age 68, farmer, born in Mass.; His wife Charlotte, age 63 born in Mss., Andrew, age 7, grandson, born in Mass.

Henry L. Newton, age 39, farmer, born in Mass.; his wife Ellen W., age 37, born in Mass.; Ella S. age 15, daughter born in Mass.; Emily G. age 12, daughter, born in Mass. ; Henry W., age 1, son, born in Mass.

Harriet S. Wyman, age 70 keeping house, born in Mass.; Sarah Dorr (Door?), age 83, sister born in Mass.; J. McLane Hayward, age 43, on, physician, born in Mass.; Catherine H. Hayward, age 36, daughter-in-law, born in Mass. ; Sidney N. Hayward, age 8, grandson, born in Mass. ; Harry S. Hayward, age 7, grandson, born in Mass. ; Augusta Fessenden, age 70, servant, born in Mass.; Mary Lamb, age 90, cook, born in Mass.

Samuel D. Reeves, age 61, farmer, born in Mass. His sister, Ellen, age 56 born in Mass.

Edwin A. Dudley, age 48, farmer, born in Mass.; his wife Harriet A., age 49, born in Mass.; Nellie, age 15, daughter, born in Mass.; Mary E., age 1, daughter born in Mass.

Patrick Dolan, age 49, farmer, born in Ireland; his mother Margaret, age 60, born in Ireland; Mary A., age 26, dressmaker, born in Mass.;

Munse Culliner, age 24, boarder, born in Mass. (name is questionable)

Cornelius Randolph, age 40, farm laborer, born in England; his wife Mary A., age 38, born in England; Eliza T. age 18, daughter born in Mss.; Albert E. H. age 16, son, born in Mass.; Florence S., age 14, born in Mass.; Mabel A. , age 11, daughter, born in Mass.; William E., age 9, son, born in Mass.; Walter E., age 6, son, born in Mass.; Grace V., age 1, daughter, born in Mass.; Harry Mardin, age 1, boarder, born in Mass.; McLean, William, age 4 mos., Boarder, born in Mass.; Ann Painter, age 50, cook, born in Ireland.

U.S. Census 1860 Wayland Middlesex County, Massachusetts

Thomas Burke, age 32, laborer, born in Ireland; his wife Anna, age 26, born in Ireland; Children: Henry, age 6; Stephen, age 4; Mary, age 1; all born in Mass.

Harriet S. Wyman, age 57, born in Mass., real estate worth: \$23,000, personal estate worth: 17,000; Sarah H. Hayward, age 20, born in Ohio; Sarah H. Dorr, age 66, born in Mass., real estate \$34,000, personal estate worth: \$20, 000; Caroline A. Fessenden, age 46, servant, born in Mass.; Olivia A. Somerby, age 54, servant, born in Mass.; Mary Marcy, age 40, servant, born in Mass.; Charles Beny, age 22, servant, born in Nova Scotia.

Massachusetts 1865 Census, Wayland, Middlesex County, Massachusetts

Harriett S. Wyman, age 62; Sarah H. Hayward, age 25; Grace S. Hayward, age 35; Caroline A. Fessenden, age 52, servant; Olivia Somerby, 62, servant; Hannah Long, age 23, servant, born in Ireland. Living on Cochituate Road – not State Road

Death of Harriet S. (Bassett) Wyman on Feb, 27, 1885, age 85, husband was Reuben.

Birth of John L. Bickford in Bowdoin, Maine in 1819

Marguerite C. (Van de Watering) Bickford widow of John L. died May 6, 1914, age 89 yrs 13 days; daughter of Cornelius and Gertrude (Wortman) Van de Watering. Information given by Mrs. B. H. Bickford of Worcester; She is buried In Worcester Mass.

340
1594

Bickford
to
Humphrey

Know all Men by these Presents that I John L. Bickford of Wayland, in the County of Middlesex, in consideration of forty five hundred dollars, paid by Bela A. Humphrey of Boston, in the County of Suffolk, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell, and convey unto the said Bela A. Humphrey, his heirs and assigns, a certain piece or parcel of land with the buildings thereon, situated in the town of Wayland aforesaid, and thus bounded and described, South by the County road leading from Boston to the centre of Wayland, East by land now or late of Mrs Hyman of said Wayland, South by land now or late of the heirs of Mr. H. Tuttle and West by a town road, being the same premises conveyed to said John L. Bickford by James A. Folson by his deed recorded with Middlesex (do Dist.) Deeds Book 1318, Page 191. Said premises are sold subject to all legal rights of parties to draw water from the spring on said described land as reserved in deed of Freeman to said Folson recorded with said Middlesex Deeds Book 1318, Page 353. Said parcel of land contains twenty acres more or less to have and to hold the granted premises with all the privileges and appurtenances thereto belonging, to the said Bela A. Humphrey and his heirs 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 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 same to the said grantee and his heirs and assigns forever against the lawful claims and demands of all persons. And for the consideration aforesaid I Margo C. Bickford wife of said John L. Bickford do hereby release unto the said grantee and his heirs and assigns all right of or to both dower and homestead in the granted premises. In Witness Whereof, At the said John L. Bickford, and Margo C. Bickford herunto set our hands and seals this third day of April in the year one thousand eight hundred and eighty two, John L. Bickford (real), Margo C. Bickford (real), signed, sealed, and delivered in presence of R. J. Lombard, R. L. Weston, Commonwealth of Massachusetts Middlesex at April 3rd 1882. Then personally appeared the above named John L. Bickford and acknowledged the foregoing instrument to be his free act and deed, before me—R. J. Lombard Justice of the Peace.

Middlesex at Apr 4, 1882 Recd & Recorded

Attest Chas R. Jones Reg.

Know all Men by these Presents that I, George Nogler of Hayland in the County of Middlesex, and Commonwealth of Massachusetts, in consideration of one dollar and other valuable considerations paid by Charles F. Whittier and Nellie M. Whittier husband and wife, as joint tenants both of said Hayland, the receipt whereof is hereby acknowledged, do hereby give, grant bargain, sell and convey unto the said Charles F. Whittier and Nellie M. Whittier husband and wife as joint tenants, their heirs and assigns forever, a certain parcel of land with the buildings thereon situated on the southwesterly side of the Weston Road so called, in said Hayland bounded and described as follows namely: Beginning at a point in the southwesterly side of said road at the division line between land of grantor and land now or late of Wymann; thence running a little west of south by said land now

Nogler
to
Whittier & W.

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See Plan, Book of Plans No. 84

or late of Hyman three hundred and seventy one (371) feet: thence running southerly by said land now or late of Hyman one hundred and fifty six (156) feet to the center of a brook, thence turning and running in a north westerly direction by the center line of said brook by other land of grantor four hundred and twenty seven (427) feet: thence turning and running in a northeasterly direction by other land of grantor three hundred and sixty seven (367) feet to said road, and thence turning at a right angle and running in a southeasterly direction by said road two hundred and forty three $+ \frac{25}{100}$ (243.25) feet to point of beginning, be all of said measurements more or less, containing 136600 square feet more or less. Together with the right to lay a pipe from the spring on my land southerly of land herein conveyed, to the house and stable on said last mentioned land and to draw sufficient water from said spring for use in the house and stable on said land and the right to repair said pipe at any and all times. Being a portion of the premises conveyed to me by John Humphrey and others by deed dated May 14, 1889 recorded with Middlesex South District Deeds, Book 1911 page 176 and subject to water rights therein referred to. And the same premises shown on plan of land in Hayland belonging to Leo Hogler dated June 1893, J. H. Hastings Surveyor to be recorded herewith. To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said Charles F. Whittier and Nellie M. Whittier husband and wife as joint tenants to them and the survivor of them and their heirs 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 heirs 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 heirs and as

signs forever against the lawful claims and demands of all persons except as aforesaid. And for the consideration aforesaid I, Abbie F. Hogler wife of said George Hogler do hereby release unto the said grantees and their heirs and assigns all right of or to both dower and homestead in the granted premises. In witness whereof we the said George Hogler and Abbie F. Hogler his wife, hereunto set our hands and seals this first day of October in the year one thousand eight hundred and ninety three. George Hogler (seal). Abbie F. Hogler (seal). Signed, sealed and delivered in presence of F. H. Gerry, Commonwealth of Massachusetts. Middlesex ss. Mayland Dec. 22nd 1893. Then personally appeared the above named George Hogler and acknowledged the foregoing instrument to be his free act and deed, before me - Frank H. Gerry, Justice of the Peace.

Middlesex ss. Dec. 27, 1893. Recd. & Recorded.

(By) Chas. Lewis Reg.

May 14, 1889 John, Lydia F., Rebecca V. Humphrey of Boston and William F. Humphrey of Boston to George and Abby F. Nogler of Wayland, Book 1911 pg. 176

Humphrey et al
to
Nogler
sh.

Know all Men by these Presents ~
That we John Humphrey, Lydia F. Humphrey and Rebecca V. Humphrey of Boston and William F. Humphrey of Brookline in the Commonwealth of Mass in consideration of seventy five hundred seventy five dollars paid by George Nogler of Wayland in said Commonwealth the receipt whereof is hereby acknowledged do hereby give, grant, bargain, sell, and convey unto the said George Nogler all that farm and tract of land with buildings thereon situated in said Wayland, bounded North by the County road leading from Weston to Wayland South East by land now or late of Abner Wyman, South by land now or late of the heirs of M. M. Butler, and West by a stone wall containing twenty acres, more or less, being the same premises conveyed to the late Bela S. Humphrey by John L. Dickfar by deed dated April 30 1882 recorded with Middlesex South Dist. Mass. Book 1574 page 340. The grantors above named are the only heirs at law of said Bela S. Humphrey and devisees named in his will. Said premises are hereby conveyed subject to the legal rights of any parties to draw water from the Spring on the granted premises as reserved in a deed of one Freeman to James S. Folsom recorded with said Middlesex South Dist. Book 1302 page 253. To Have and To Hold the granted premises with all the privileges and appurtenances thereto belonging to the said George Nogler and his heirs and assigns to their own use and behoof forever. And we do hereby, for ourselves and our heirs, executors and administrators, covenant with the said grantee and his heirs and assigns that we are lawfully seized in fee simple of the granted premises, that they are free from all incumbrances, except taxes of the current year which the grantee is to pay 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 said grantee and his heirs and assigns forever against the lawful claims and demands of all persons. And for the consideration aforesaid J. Mary F. Humphrey, wife of said John do hereby

release unto the said grantee and his heirs and assigns all right of or to both Lower and Homestead in the granted premises. In Witness Whereof we the said John Humphrey, Mary S. Humphrey, Lydia F. Humphrey, singlewoman, Rebecca V. Humphrey singlewoman & William F. Humphrey who has no wife hereunto set our hands and seals this fourteenth day of May in the year one thousand eight hundred and eighty nine.

Signed, sealed and delivered
in presence of
Geo. W. Poor

John Humphrey (seal)
Mary S. Humphrey (seal)
Lydia F. Humphrey (seal)
Rebecca V. Humphrey (seal)
W. F. Humphrey (seal)

I J. Hunsor witness to W. F. H.

Commonwealth of Massachusetts, Suffolk ss. May 14th 1889.
Then personally appeared the above named John Humphrey and acknowledged the foregoing instrument to be his free act and deed, before me, Geo. W. Poor, Justice of the Peace.

Middlesex ss. May 23 1889. Recd + Recorded

Two words written over on notice

Clara W. H. Hunsor J. J.

May 16, 1889, George and Abby F. Nogler to Mary A. Hancock, wife of George W. Book 1911 pg. 176

Division of the land

I know all Men by these Presents, That I George Hogler of Wayland in the County of Middlesex and Commonwealth of Massachusetts in consideration of one thousand dollars paid by Mary A. Hancock of said Wayland wife of George W. Hancock the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Mary A. Hancock and her heirs and assigns, a certain parcel of land situated in said Wayland and bounded and described as follows North by the County road leading from Hexton to the centre of said Wayland, East by land now or late of the heirs of Mrs. Harriet Wyman, deceased South by land of Wm. P. Perkins formerly of N. M. Kutter, and West by a town road, containing twenty acres more or less and being the same premises owned by the late Bela A. Humphrey & conveyed to said Humphrey by deed recorded with Middlesex South District Deeds, Book 1594, page 345. Said premises are sold subject to all legal rights of parties to draw water from the Spring on said described premises as reserved in a deed of Freeman to Folsom, recorded with said Middlesex Deeds Book 1308 page 253, and subject to a mortgage to Lydia F. Humphrey for five hundred dollars, dated May 14, 1889. To Have and To Hold the granted premises, with all the privileges and

Hogler
to
Hancock

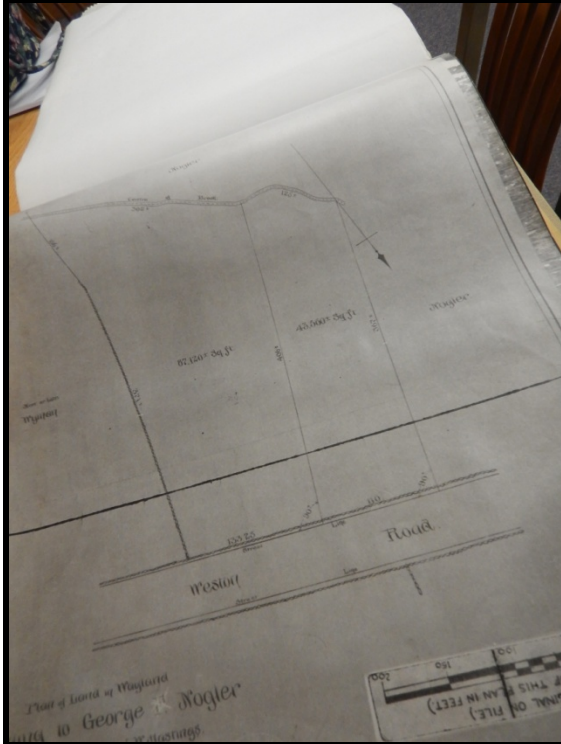
Dec 28 1890
3079
199

appurtenances thereto belonging, to the said Mary A. Hancock and her 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 her heirs and assigns that I am lawfully seized in fee simple of the granted premises, that they are free from all incumbrances except the aforesaid mortgage 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 her heirs and assigns forever against the lawful claims and demands of all persons. Provided nevertheless that if I or my heirs, executors, administrators, or assigns, shall pay unto the grantee, or her executors, administrators, or assigns, the sum of One thousand dollars in one year from this date, with interest semi-annually at the rate of five per cent, per annum, and until such payment shall pay all taxes and assessments to whomsoever laid or assessed, whether on the granted premises or on any interest therein, or on the debt secured hereby shall keep the buildings on said premises insured against fire in a sum not less than two thousand dollars, for the benefit of the grantee and first mortgagee and her executors, administrators, and assigns in such form and at such insurance offices as they shall approve; and shall not commit or suffer any strip or waste of the granted premises, or any breach of any covenant herein contained; then this deed, and also a note of even date herewith, signed by me whereby I promise to pay to the grantee or order, the said principal sum and instalments of interest at the time aforesaid, shall be void. But upon any default in the performance or observance of the foregoing condition, the grantee or her executors, administrators, or assigns, may sell the granted premises, or such portion thereof as may remain subject to this mortgage in case of any partial release thereof together with all improvements, that may be thereon, by public auction in said Maryland, first publishing a notice of the time and place of sale once each week for three successive weeks in some one newspaper published in said County and may convey the same by proper deed or deeds to the purchaser or purchasers absolutely and in fee simple, and such sale shall cover bar me and all persons claiming under me from all right and interest in the granted premises, whether at law or

in equity, and out of money arising from such sale the grantee or her representatives shall be entitled to retain all sums then secured by this deed, whether then or thereafter payable, including all costs, charges, and expenses incurred or sustained by them by reason of any default in the performance or observance of the said condition, rendering the surplus, if any to grantor or his heirs or assigns; and I hereby, for myself and my heirs and assigns, covenant with the grantee and her heirs, executors, administrators, and assigns that, in cases a sale shall be made under the foregoing power, I or they will upon request execute, acknowledge, and deliver to the purchaser or purchasers a deed or deeds of release confirming such sale. And it is agreed that the grantee, or her executors, administrators or assigns, or any person or persons in their behalf, may purchase at any sale made as aforesaid, and that no other purchaser shall be answerable for the application of the purchase money; and that, until default in the performance or observance of the condition of this deed I and my heirs and assigns may hold and enjoy the granted premises and receive the rents and profits thereof. And for the consideration aforesaid I Abby F. Fogler wife of the grantor do hereby release unto the said grantee and her heirs and assigns all right of or to both Tower and Homestead in the granted premises. In Witness Whereof we the said George Fogler and Abby F. Fogler hereunto set our hands and seals this sixteenth day of May in the year one thousand eight hundred and eighty-nine. George Fogler (seal) Abby F. Fogler (seal) Signed and sealed in presence of R. J. Lombard, Commonwealth of Massachusetts, Middlesex, ss May 16th 1889. Then personally appeared the above-named George Fogler and acknowledged the foregoing instrument to be his free act and deed, before me, R. J. Lombard, Justice of the Peace.

Middlesex, ss May 23/1889. Recd + Recorded

(Lombard) R. J. Lombard J. P.



June 1893, Nogler land map Currently found at the Town

Hall, Nov. 2017

Walker Atlas Middlesex County 1889

<http://www.historicmapworks.com/Map/US/8623/Wayland+1++Weston+1/Middlesex+County+1889/Massachusetts/>



Sidney Willard Hayward born in Boston, Mass. Jan. 4, 1871, died in Wayland, Mass. Oct. 30, 1950 his wife Beatrice Herford died July 18, 1952

Edwin Humphries 11th Reg. Mass. Inf. Co. GA (original files under Edwin Humphrey) and Co. GH



U.S. Census 1900 Wayland, Middlesex County, Massachusetts

Charles Whittier, born May 1864, age 36, in Maine, married 17 years, foreman at book bindery; is wife, Nellie M., born June 1859, age 41, in Mass., had 3 children all living; Charles K., born Dec. 1884, age 15, in Mass., son; Romona F. born 1885, age 14, in Mass., daughter; Marion A., born Feb. 1888, age 12, in Mass., daughter.; Edward J. Wall, born Mar, 1823, age 77, widowed, in New Foundland, had been married 53 yrs., retired sea captain.

Joseph Carter, born July 1823, age "73", in New Hampshire, married 53 yrs., Civil War veteran, retired; his wife Amelia, born Oct. 1826, age 73, in Maine, had 10 children, 6 still alive; Anna Smith, born July 1865, age 36, in Maine, widowed, married 17 years, had 1 child, 1 still living; Lillian M. Smith, born July 1883 in Mass., daughter to Anna, private school.

May 18, 1901 Weston Aqueduct map –close up



Currently found at the Town, Nov. 2017

April 3, 1905, George E. Nogler to Frank P. and Margaret M. White Book 3153 pg.39

Know all men by these presents

that I George S. Nogler of Wayland County of Middlesex and Commonwealth of Massachusetts single man

Nogler
to
White vs
A

in consideration of three thousand dollars paid by Frank P. White and Margaret M. White wife of the said Frank P. White

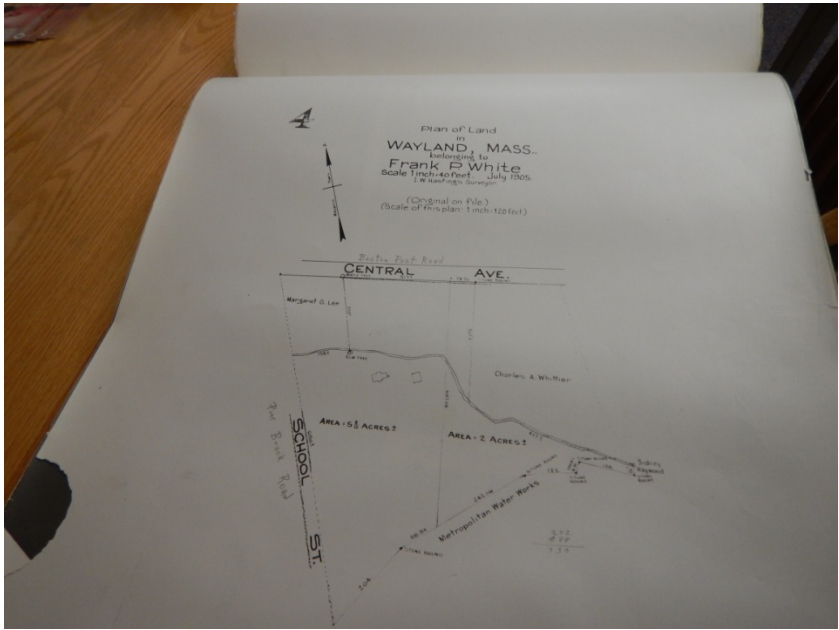
the receipt whereof is hereby acknowledged, do hereby remise, release, and forever quitclaim unto the said Frank P. White and Margaret M. White their heirs and assigns forever a certain parcel of land with buildings thereon situate in said Wayland and bounded and described as follows to wit: Beginning at land of Charles F. Whittier on the Boston Road and thence running southerly by said Whittier's land to a brook; thence running by said brook easterly to the land of the heirs of Harriet Wyman; thence southerly by land of said Wyman's heirs to land of the Nelson acqueduct; thence westerly by land of said acqueduct to School Street; thence northerly by said School Street to said brook at land of Margaret B. Lee; thence easterly up the south bank of said brook to a corner of land of said Lee; thence northerly by said Lee's land to said Boston Road; thence westerly by said road to point of beginning containing fourteen acres more or less but reserving to Charles F. Whittier his heirs and assigns the right to take water from a spring on the granted premises as the same was conveyed to him by my predecessors in title.

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging to the said Frank P. White and Margaret M. White and their heirs 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 heirs and assigns that the granted premises are free from all incumbrances made or suffered by me.

and that I will and my heirs, executors, and administrators shall warrant and defend the same to the said grantees and their heirs and assigns forever against the lawful claims and demands of all persons claiming by, through, or under me but against none other.

And for the consideration aforesaid

July 1905 Map Currently found at the Town, Nov. 2017



June 30, 1908 Frank P. and Margaret M. White to Charles F. and Nellie M Whittier Book 3577 pg. 118

3377
118

White & ux
to
Whittier & ux
x

Book of Plans No. 173 Plan A

Know all men by these presents

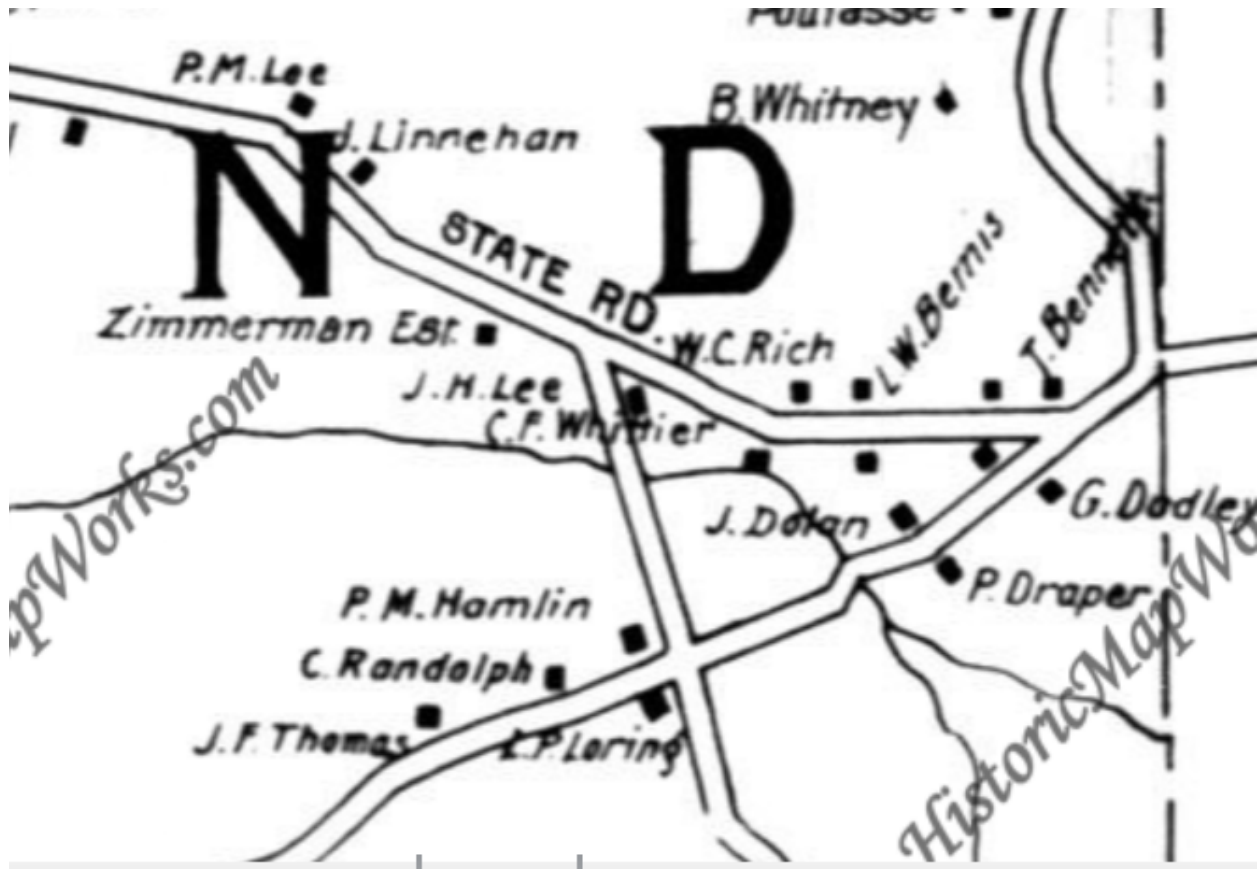
that Frank P. White and Margaret M. White his wife both of Weyland in the County of Middlesex and Commonwealth of Massachusetts

in consideration of one dollar and other valuable considerations to us paid by Charles F. Whittier and Nellie M. Whittier his wife as joint tenants both of said Weyland,

the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Charles F. Whittier and Nellie M. Whittier, a certain parcel of land, situate in said Weyland bounded and described as follows, to wit: Beginning at a stone bound at land of the grantee on the Boston Road (also called Central Avenue) and running easterly by said land of the grantee three hundred and sixty seven feet more or less to a brook, thence running by said brook southeasterly four hundred and twenty seven feet more or less to land formerly of Earnest Kymon, thence southerly by said Kymon land twenty nine feet more or less to a stone bound at land taken for the Weston Aqueduct, thence by said aqueduct land northwesterly one hundred and twenty eight feet to a stone bound, southwesterly 30 feet to a stone bound, westerly one hundred and twenty three feet to a stone bound, and southwesterly two hundred and forty two 16/100 feet to land this day sold to Murray Brown, thence northerly by land of said Brown six hundred eighty seven 8/100 feet to Central Avenue, thence easterly by Central Avenue seventy three 70/100 feet to the point of beginning, containing two acres more or less subject to the right in behalf of ourselves our heirs and assigns our heirs of adjoining premises and in behalf of Margaret G. Lee and her heirs and assigns owners of premises at the corner of Central Avenue and School Street to lay water piping from the spring on the granted premises and to maintain and repair the same and to draw sufficient water from said spring for the reasonable use of the parties above named, being a portion of the premises conveyed to us by deed of George C. Nogler, dated April 3, 1905, recorded Middlesex South District Deeds lib. 3153, page 29. The granted premises are shown on plan recorded herewith.

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging to the said Charles F. Whittier and Nellie M. Whittier as joint tenants and their heirs and assigns, to their own use and behoof forever. And we do hereby for ourselves and our heirs, executors and administrators, covenant with the said granted and their heirs and assigns that we are lawfully seized in fee-simple of the granted premises, that they are free from all incumbrances,

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 said granted and their heirs and assigns forever against the lawful claims and demands of all persons



U.S. Census 1910 Wayland, Middlesex County, Massachusetts

Charles F. Whittier, age 45, married 27 yrs., born in Maine as were his parents, superintendent at a book binding; his wife Margaret F., age 45, had 3 children, all living, born in Mass., father born in Canada English; Marion A., age 22, born in Mass., telephone operator.

William B. Sanderson, age 44, married 7 years, gypsy moth worker, born in Mass.; his wife Elsie S., age 29, born in Mass.; Trueman L., age 4, son, born in Mass.; Thelma, age 2, "son", born in Mass.

Know all men by these presents

3689
551

that *Charles F. Whittier and Nellie M. Whittier of Wayland in the County of Middlesex and Commonwealth of Massachusetts* husband and wife,

Whittier & w/f
to
Jackman

in consideration of *one (\$1.00) dollar and other valuable consideration* paid by *Caroline J. Jackson* of Brookline in the County of Norfolk and Commonwealth aforesaid

the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said *Caroline J. Jackson* and her heirs and assigns a certain parcel of land with the buildings thereon situated on the southwesterly side of Central Avenue (also called Weston Road or the Boston Road) in said Wayland bounded and described as follows: namely: Beginning at a point in the southwesterly end of said road at the division line between land of grantors and land now or late of *Wymann* thence running a little west of south by said land now or late of *Wymann* three hundred and seventy one (371) feet; thence running southerly by said land now or late of *Wymann* one hundred and fifty six (156) feet to the centre of a brook thence continuing southerly by said *Wymann* land twenty one (21) feet more or less to a stone bound at land taken for the Weston Aqueduct; thence by said aqueduct land northwesterly one hundred and twenty eight feet to a stone bound, southwesterly thirty (30) feet to a stone bound, westerly one hundred and twenty three feet to a stone bound, and southwesterly two hundred and forty two (242) feet to land now or formerly of *Murray Brown*, thence northerly by land of said *Brown* one hundred and eighty seven and 8/100 (187.8) feet to *Central Avenue*, thence easterly or southeasterly by *Central Avenue* three hundred and sixteen and 9/100 (316.9) feet to the point of beginning containing five acres more or less subject to the right in behalf of *Murray Brown* and his heirs and assigns owners of adjoining premises and in behalf of *Margaret G. Lee* and her heirs and assigns owners of premises at the corner of *Central Avenue* and *School Street* to lay water piping from the spring on the granted premises and to maintain and repair the same and to draw sufficient water from said spring for their reasonable use. The said premises being shown on plan of land in Wayland belonging to *George Nogler* dated June 1893, & H. Hastings surveyor recorded with Middlesex Co. District Deeds Book 24 Plan 40, and on another plan recorded with said deeds in Plan Book 173, Plan 4, being the same premises conveyed to us by deed of *George Nogler* dated October 1, 1893 and recorded with said Deeds Book 24 5 Page 1 and by deed of *Frank P. White et al.* dated June 30, 1908, and recorded with said Deeds Book 3377 Page 118.

To have and to hold

the granted premises, with all the privileges and appurtenances thereto belonging to the said *Caroline J. Jackson* and her heirs and assigns, to their own use and behoof forever. And we hereby for ourselves and our heirs, executors and administrators, covenant with the grantee and her heirs and assigns that,

Land was owned by George Nogler in 1893 sold to Charles F. and Nellie M. Whittier, who in turn sold the land to Caroline T. Jackman, deed dated May 10, 1912.

Sometime, Caroline T. Jackson must have sold land to Walter G. and Elizabeth J. Lee of Brookline but I did not find a deed.

LEES et al
to
BECK

KNOW ALL MEN BY THESE PRESENTS that we, Walter G. Lees and Elisabeth J. Lees wife of said Walter G. Lees in her own right both of Brookline in the County of Norfolk and Commonwealth of Massachusetts in consideration of one dollar and other valuable considerations paid by Lena C. Beck, of Boston, in the County of Suffolk and said Commonwealth the receipt whereof is hereby acknowledged, do hereby remise, release and forever QUITCLAIM unto the said Lena C. Beck a certain parcel of land with the buildings thereon situated on the Southwesterly side of Central Avenue (also called Western Road or the Boston Road) in Wayland in the County of Middlesex and said Commonwealth bounded and described as follows, namely:- Beginning at a point in the Southwesterly side of said Road at the division line between land now or formerly of Charles F. Whittier and Nellie M. Whittier and land now or late of Wyman; thence running a little West of South by said land now or late of Wyman three hundred and seventy one (371) feet; thence running Southerly by said land now or late of Wyman one hundred and fifty six feet to the centre of a brook; thence continuing Southerly by said Wyman land twenty six (26) feet more or less to a stone bound at land taken for the Weston Aqueduct; thence by said aqueduct land Northwesterly one hundred and twenty eight feet to a stone bound; Southwesterly thirty (30) feet to a stone bound; Westerly one hundred and twenty three feet to a stone bound; and Southwesterly two hundred and forty two $\frac{16}{100}$ ths feet to land now or formerly of Murray Brown; thence Northerly by land of said Brown six hundred and eighty seven and $\frac{8}{100}$ (687.08) feet to Central Avenue; thence Easterly or Southeasterly by Central Avenue three hundred and sixteen and $\frac{95}{100}$ (316.95) feet to the point of beginning. Containing five acres more or less. Subject to the right in behalf of Murray Brown and his heirs and assigns owners of adjoining premises and in behalf of Margaret G. Lee and her heirs and assigns owners of premises at the corner of Central Avenue and School street to lay water piping from the spring on the granted premises and to main-

tain and repair the same and to draw sufficient water from said spring for their reasonable use. The said premises being shown on plan of land in Wayland belonging to George Nogler dated June 1893, I. W. Hastings surveyor, recorded with Middlesex South District deeds, plan book 84, plan 40, and on another plan recorded with said deeds in plan book 173, plan 4. Being the same premises conveyed to Caroline T. Jackman by deed of said Charles F. Whittier and Nellie M. Whittier dated May 10, 1912, and recorded with Middlesex South District deeds, book 3689, page 551. TO HAVE AND TO HOLD the granted premises with all the privileges and appurtenances thereto belonging to the said Lena C. Beck and her heirs and assigns to their own use and behoof forever. And we do hereby for ourselves and our heirs, executors, and administrators, covenant with the said grantee and her heirs and assigns that the granted premises are free from all incumbrances made or suffered by us except as aforesaid and taxes for the year 1917, and that we will and our 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 claiming by, through or under us but against none other. IN WITNESS WHEREOF we the said Walter G. Lees and Elisabeth J. Lees, hereunto set our hands and seals this twenty seventh day of July in the year one thousand nine hundred and seventeen. Elisabeth J. Lees (seal) Walter G. Lees (seal) Signed, sealed and delivered in presence of Elisabeth J. Lees to W. G. Lees. COMMONWEALTH OF MASSACHUSETTS. Norfolk ss. July 27, 1917. Then personally appeared the above named Elisabeth J. Lees and acknowledged the foregoing instrument to be her free act and deed, before me, Harold P. Williams, Notary Public. - - - - - Middlesex ss. Aug. 21, 1917. 10h. 30m. A.M. Rec'd & Recorded.

BECK et al
to
SEARS

* * * * *
* U. S. *
* Rev. *
* Stamps *
* \$8.50 *
* L.C.B. *
* 8/15/18. *
* * * * *

Alfred R. Beck and Lena C. Beck his wife, in her right both of Boston, County of Suffolk, Commonwealth of Massachusetts, for consideration paid, grant to Francis B. Sears of Weston, County of Middlesex said Commonwealth of Massachusetts, with QUITCLAIM COVENANTS the land in Wayland, County of Middlesex, said Commonwealth, with the buildings thereon situated on the Southwesterly side of Central Avenue, bounded and described as follows;namely:- Beginning at a point in the Southwesterly side of said road or Avenue at the division line between land now or formerly of Charles F. Whittier and Nellie M. Whittier and land now or late of Wyman; thence running a little West of South by said land now or late of Wyman three hundred and seventy one feet; thence running Southerly by said land now or late of Wyman, one hundred and fifty six feet, to the center of a brook; thence continuing Southerly by said Wyman land twenty six feet more or less to a stone bound, at land taken for the Western Aqueduct; thence by said Aqueduct land Northwesterly one hundred and twenty eight feet to a stone bound; Southwesterly thirty feet to a stone bound, Westerly one hundred and twenty three feet to a stone bound, and Southwesterly two hundred forty two and 16/100 feet to land now or formerly of Murray Brown; thence Northerly by land of said Brown six hundred and eighty seven and 8/100 feet to Central Avenue; thence Easterly or Southeasterly by Central Avenue three hundred and sixteen and 95/100 feet, more or less to the point of beginning. Containing five acres more or less. Subject to the right in behalf of Murray Brown and his heirs and assigns, owners of adjoining premises, and in behalf of Margaret G. Lee, and her heirs

and assigns, owners of the premises at the corner of Central Avenue and School Street to lay water piping from the spring on the granted premises, and to maintain and repair the same, and to draw sufficient water from said spring for reasonable use. The said premises being shown on a plan of land in Wayland belonging to George Nogler, dated June 1893, I. W. Hastings, surveyor, recorded in Middlesex South District Deeds, plan book 84, plan 40, and on another plan recorded with said deeds in plan book 173, plan 4. Subject to taxes of 1918. Being same premises conveyed to the said Lena C. Beck by Walter G. Lees and Elizabeth J. Lees, his wife, by deed dated July 27th, 1917, and recorded with said deeds, book 4157, page 334. WITNESS our hands and seals this 15th day of August 1918. Alfred R. Beck (seal) Lena C. Beck (seal) COMMONWEALTH OF MASSACHUSETTS. Suffolk ss. August 15th, 1918. Then personally appeared the above named Lena C. Beck and acknowledged the foregoing instrument to be her free act and deed, before me, Joseph L. Seabury, Justice of the Peace. My commission expires August 3, 1923. - - - - -

Middlesex ss. Aug. 15, 1918. 12h. 50m. P.M. Rec'd & Recorded.

Dec. 15, 1923 Francis B. Sears to Anastasia and George A. Severance, Book 4680 page 7

SEARS
to
SEVERANCE

* * * * *
* U.S. *
* Rev. *
* Stamp *
* \$9.00 *
* P.S.S. *
* 12/16/23 *
* * * * *

Francis B. Sears of Weston, Middlesex County, Massachusetts, for consideration paid, grants to Anastasia Severance, wife of George A. Severance, in her own right of Brockline, County of Norfolk, with QUITCLAIM COVENANTS the land in WAYLAND, County of Middlesex, said Commonwealth, with the buildings thereon, situated on the Southwesterly side of Central Avenue, sometimes known as State Road East, bounded and described as follows: - Beginning at a point in the Southwesterly side of said Road or Avenue at the division line between land now or formerly of Charles F. Whittier and Nellie M. Whittier and land now or late of Wyman; thence running a little west of south by said land now or late of Wyman three hundred and seventy one feet; thence running southerly by said land now or late of Wyman, one hundred and fifty-six feet, to the center of a brook; thence continuing southerly by said Wyman land twenty-six feet more or less to a stone bound, at land taken for the Weston Aqueduct; thence by said Aqueduct land northwesterly one hundred and twenty-eight feet to a stone bound; southwesterly thirty feet to a stone bound, westerly one hundred and twenty-three feet to a stone bound, and southwesterly two hundred forty-two and 16/100ths feet to land now or formerly of Murray Brown; thence northerly by said Brown land six hundred and eighty-seven and 8/100ths feet to said Central Avenue; thence easterly or southeasterly by said Central Avenue three hundred and sixteen and 98/100ths feet, more or less, to the point of beginning. Containing five acres more or less. The said premises being shown on a plan of land entitled Plan of Land in Wayland belonging to George Nogler, dated June 1898, I. W. Hastings, Surveyor, recorded in Middlesex South District Deeds, Plan Book 84, Plan 40, and on another plan recorded in said Deeds in Plan Book 173, Plan 4. Said premises being the same premises conveyed to me by deed of Alfred X. Book et al, dated August 15, 1918, and recorded with said Deeds, Book 4814, Page 534. Said premises are conveyed subject to the rights of Murray Brown and his heirs and assigns and of Margaret G. Lee and her heirs and assigns, as set forth in said deed. Marian B. Sears wife of said Geo-

tor release to said grantee all rights of DOWER AND HOMESTEAD and other interests therein. WITNESS our hands and seals this 18th day of December, 1923. - - - - -

P. B. Thayer (to P.B.S.)	}	Francis B. Sears (seal)
Charles O. Richardson	}	Marian B. Sears (seal)

COMMONWEALTH OF MASSACHUSETTS. Suffolk ss. December 18th, 1923. Then personally appeared the above-named Francis B. Sears and acknowledged the foregoing instrument to be his free act and deed, before me, Frank B. Thayer, Justice of the Peace. My Commission expires Apl. 1929. - - - - -

Middlesex ss. Dec. 18, 1923. 4h. 4m. P.M. Rec'd & Recorded.

Dec. 18, 1923, Anastasia and George A. Severance to William and Margaret Forbes Book 4690 pg. 7
5 acres

I, Agostasia Severance, wife of George A. Severance, in her own right, of Brookline, Norfolk County, Massachusetts, for consideration paid, grant to William Forbes and Margaret Forbes, both of Weston County of Middlesex, with MORTGAGE COVENANTS to secure the payment of Five Thousand Dollars in two years with six per centum interest per annum, payable semi-annually, with a privilege of paying the principal or any part thereof on any interest date, as provided in our note of even date, a certain parcel of land with the buildings thereon situated on the Southwesterly side of Central Avenue, (also called Weston Road or the Boston Road) in WAYLAND in the County of Middlesex and said Commonwealth, bounded and described as follows: namely: Beginning at a point in the Southwesterly side of said Road at the division line between land now or formerly of Charles F. Whittier and Nellie M. Whittier and land now or late of Wyman; thence running a little west of south by said land now or late of Wyman three hundred and seventy-one (371) feet; thence running southerly by said land now or late of Wyman one hundred and fifty-six (156) feet to the center of a brook; thence continuing southerly by said Wyman land twenty-six (26) feet more or less to a stone bound at land taken for the Weston Aqueduct; thence by said aqueduct land northwesterly one hundred and twenty-eight (128) feet to a stone bound; southwesterly thirty (30) feet to a stone bound, westerly one hundred and twenty-three (123) feet to a stone bound, and southwesterly two hundred and forty-two and 16/100ths (242.16) feet to land now or formerly of Murray Brown; thence northerly by land of said Brown six hundred and eighty-seven and 8/100ths (687.08) feet to Central Avenue; thence easterly or southeasterly by Central Avenue three hundred and sixteen and 95/100ths (316.95) feet to the point of beginning. Containing five (5) acres more or less. Subject to the right in behalf of Murray Brown and

SEVERANCE
to et al
FORBES et al

See Discharge, 207-334, 27

his heirs and assigns owners of adjoining premises and in behalf of Margaret G. Lee and her heirs and assigns owners of premises at the corner of Central Avenue and School Street to lay water piping from the spring on the granted premises and to maintain and repair the same and to draw sufficient water from said spring for their reasonable use. The said premises being shown on plan of land in Wayland belonging to George Hogler, dated June, 1893, I.W.Hastings, surveyor, recorded with Middlesex South District Deeds, Plan Book 84, Plan 40, and on another plan recorded with said Deeds in Plan Book 173, Plan 4. Said premises are hereby conveyed free from all encumbrances except restrictions of record and easements, if any. Being the same premises conveyed this day to me by Francis B. Sears by deed to be recorded herewith. This mortgage is upon the statutory condition, for any breach of which the mortgagee shall have the statutory power of sale. I, George A. Severance, husband of said mortgagor, release to the mortgagee all rights of CURTESY AND HOMESTEAD and other interests in the mortgaged premises. WITNESS our hands and seals this eighteenth day of December 1923. Anastasia Severance (seal) George A. Severance (seal) J. J. Carraher for both. COMMONWEALTH OF MASSACHUSETTS. Suffolk ss. December 18, 1923. Then personally appeared the above-named Anastasia Severance and acknowledged the foregoing instrument to be her free act and deed, before me, J. Joseph Carraher, Notary Public. Commission expires March 18/28. - - - - - Middlesex ss. Dec. 18, 1923. 4h. 4m. P.M. Rec'd & Recorded.

We, George A. Severance and Anastasia Severance, wife of said George A. Severance, in her own right, both of Wayland, Middlesex County, Massachusetts, for consideration paid, grant to Arthur E. French and Celia A. French, husband and wife as joint tenants and not as tenants in common and not as tenants by the entirety, of South Sudbury, Middlesex County, Massachusetts, with WARRANTY COVENANTS the land in WAYLAND, Middlesex County, Massachusetts, with the buildings thereon, situated on the Southwesterly side of Central Avenue sometimes known as State Road East, bounded as follows:- Beginning at a point in the Southwesterly side of said Road or Avenue at the division line between land now or formerly of Charles F. Whittier and Bellie M. Whittier and land now or late of Wyman; thence running a little West of South by said land now or late of Wyman, three hundred seventy-one (371) feet; thence running Southerly by said land now or late of Wyman, one hundred fifty-six (156) feet to the center of a brook; thence continuing Southerly by said Wyman land, twenty-six (26) feet, more or less to a stone bound, at land taken for the Weston Aqueduct; thence by said Aqueduct land Northwesterly, one hundred twenty-eight (128) feet to a stone bound; Southwesterly thirty (30) feet to a stone bound; Westerly, one hundred twenty-three (123) feet to a stone bound, and Southwesterly two hundred forty-two and 16/100 (242.16) feet to land now or formerly of Murray Brown; thence Northerly by said Brown land, six hundred eighty-seven and 8/100 (687.08) feet to said Central Avenue; thence Easterly or Southeasterly by said Central Avenue, three hundred sixteen and 98/100 (316.95) feet, more or less to the point of beginning. Containing five (5) acres, more or less. The said premises being shown on a plan of land entitled "Plan of Land in Wayland, belonging to George Negler, dated June 1893, I. W. Hastings, Surveyor, recorded with Middlesex South District Deeds, Plan Book 84, Plan 40, and on another plan recorded in said Deeds in Plan Book 173,

SEVERANCE
 et al
 to
 FRENCH et ux

5053
 40

Plan 4. Being the same premises conveyed by Frances B. Sears to said Anastasia Severance, by deed dated December 15th, 1923, recorded with said Deeds, Book 4690, Page 6, and the same are hereby conveyed subject to the easements therein referred to. WITNESS our hands and seals this 30th day of December, 1926. George A. Severance (seal) Anastasia Severance (seal) COMMISSIONER OF MASSACHUSETTS. Suffolk, ss. December 30th, 1926. Then personally appeared the above named Anastasia Severance and acknowledged the foregoing instrument to be her free act and deed, before me, Willard I. Morse, Justice of the Peace. My commission expires April 8, 1932. - - - - -
 Middlesex ss. Dec. 30, 1926. 3h. 43m. P.M. See'd & Recorded.

FORBES et al
DISC. MORT.

We, William Forbes and Margaret Forbes holders of a mortgage

5053

39

from Anastasia Severance to us, dated December 18th, 1923, recorded with Middlesex South District Deeds, Book 4690, Page 7, acknowledge satisfaction of the same. WITNESS our hands and seals this 30th day of December, 1926. William Forbes (seal) Margaret F. Forbes (seal) COMMONWEALTH OF MASSACHUSETTS. Suffolk, ss. Dec. 30th, 1926. Then personally appeared the above-named William Forbes and acknowledged the foregoing instrument to be his free act and deed, before me, Willard I. Morse, Justice of the Peace. - - - - -

Middlesex ss. Dec. 30, 1926. 3h. 43m. P.M. Rec'd & Recorded.

**Aug. 17, 1933, Arthur R. and Celia A. (Cowern) French to Alice M. MacGinnis of Marlborough,
Book 5741 pg 75**

We, Arthur E. French and Celia A. French, husband and wife as joint tenants of Wayland, Middlesex County, Massachusetts for consideration paid, grant to Alice M. MacGinnis of Marlborough, Massachusetts with QUITCLAIM COVENANTS the land in WAYLAND, Middlesex County, Massachusetts, with the buildings thereon, situated on the Southwesterly side of Central Avenue sometimes known as State Road East, bounded as follows: Beginning at a point in the Southwesterly side of said Road or Avenue at the division line between land now or formerly of Charles F. Whittier and Nellie M. Whittier and land now or late of Wyman; thence running a little West of South by said land now or late of Wyman, three hundred seventy-one (371) feet; thence running Southerly by said land now or late of Wyman, one hundred fifty-six (156) feet to the center of a brook; thence continuing Southerly by said Wyman land, twenty-six (26) feet, more or less to a stone bound, at land taken for the Weston Aqueduct; thence by said Aqueduct land Northwesterly, one hundred twenty-eight (128) feet to a stone bound; Southwesterly thirty (30) feet to a stone bound; Westerly, one hundred twenty-three (123) feet to a stone bound, and Southwesterly, two hundred forty-two and 16/100 (242.16) feet to land now or formerly of Murray Brown; thence Northerly by said Brown land, six hun-

FRENCH et ux
to
MacGINNIS

5741	
76	<p>dred eighty-seven and 8/100 (887.08) feet to said Central Avenue; thence Easterly or Southeasterly by said Central Avenue, three hundred sixteen and 95/100 (316.95) feet, more or less to the point of beginning. Containing five (5) acres, more or less. The said premises being shown on a plan of land entitled "Plan of Land in Wayland, belonging to George Nogler, dated June 1893, I. W. Hastings, Surveyor, recorded with Middlesex South District Deeds, Plan Book 84, Plan 40 and on another plan recorded in said Deeds in Plan Book 173, Plan 4. Being the same premises conveyed by George A. Severance and Anastasia Severance to us, by deed dated December 30, 1926, recorded with Middlesex South District Deeds, book 5053 page 39. This conveyance is made without consideration for the purpose of conveying real estate from husband to wife. WITNESS our hands and seals this seventeenth day of August 1933 Arthur E. French (seal) Celia A. French (seal) COMMONWEALTH OF MASSACHUSETTS Middlesex ss. August 17, 1933 Then personally appeared the above-named Arthur E. French and Celia A. French and acknowledged the foregoing instrument to be their free act and deed, before me John E. Rice Notary Public - - - - - Middlesex ss. Aug. 18, 1933. 9h. 3m. A.M. Rec'd & Recorded.</p>

Aug. 17, 1933 Alice C. MacGinnis of Marlborough to Celia A. French, Book 5742 pg.76

MacGINNIS
to
FRENCH

I, Alice M. MacGinnis, of Marlborough, Middlesex County, Massachusetts being unmarried, for consideration paid, grant to Celia A. French of Wayland, Middlesex County, Massachusetts with QUITCLAIM COVENANTS the land in WAYLAND, Middlesex County, Massachusetts, with the buildings thereon, situated on the Southwesterly side of Central Avenue sometimes known as State Road East, bounded as follows:- Beginning at a point in the Southwesterly side of said Road or Avenue at the division line between land now or formerly of Charles F. Whittier and Nellie M. Whittier and land now or late of Wyman; thence running a little West of South by said land now or late of Wyman, three hundred seventy-one (371) feet; thence running Southerly by said land now or late of Wyman, one hundred fifty-six (156) feet to the center of a brook; thence continuing Southerly by said Wyman land, twenty-six (26) feet, more or less to a stone bound, at land taken for the Weston Aqueduct; thence by said Aqueduct land Northwesterly, one hundred twenty-eight (128) feet to a stone bound Southwesterly thirty (30) feet to a stone bound; Westerly, one hundred twenty-three (123) feet to a stone bound, and Southwesterly, two hundred forty-two and 16/100 (242.16) feet to land now or formerly of Murray Brown thence Northerly by said Brown land, six hundred eighty-seven and 8/100 (687.08) feet to said Central Avenue; thence Easterly or Southeasterly by

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said Central Avenue, three hundred sixteen and 95/100 (316.95) feet, more or less to the point of beginning. Containing five (5) acres, more or less. The said premises being shown on a plan of land entitled "Plan of Land in Wayland, belonging to George Hogler, dated June 1893, I. W. Hastings, Surveyor, recorded with Middlesex South District Deeds, Plan Book 84, Plan 40 and on another plan recorded in said Deeds in Plan Book 173, Plan 4. Being the same premises conveyed to me by Arthur E. French and Celia A. French by deed of even date and to be recorded herewith. This conveyance is made without consideration for the purpose of conveying real estate from husband to wife. WITNESS my hand and seal this seventeenth day of August 1933 Alice M. MacGinnis (seal) COMMONWEALTH OF MASSACHUSETTS Middlesex ss. August 17, 1933 Then personally appeared the above-named Alice M. MacGinnis and acknowledged the foregoing instrument to be her free act and deed, before me John E. Rice Notary Public Middlesex ss. Aug. 18, 1933. 9h. 3m. A.M. Rec'd & Recorded.

WE HEREBY CERTIFY that on the 17th day of August in the year one thousand nine hundred thirty three we were present and saw Harold E. MacGinnis, Treasurer of the Malden Trust Company, assignee and holder of the mortgage named in a certain mortgage given by Samuel Lieberman to Myer Spevak dated May 9, A.D. 1929, and recorded in Middlesex So. Dist. Registry of Deeds, book 5363 page 465 make an open, peaceable and unopposed entry on the premises described in said mortgage, for the purpose, by him declared, of foreclosing said mortgage for breach of conditions thereof. Beulah Page Frederick A. Cass. THE COMMONWEALTH OF MASSACHUSETTS Middlesex, ss. August 18, 1933. Then personally appeared the above-named Beulah Page and Frederick A. Cass and made oath that the above certificate by them subscribed is true, before me- Arthur J. Plummer, Justice of the Peace - - - - - Middlesex ss. Aug. 18, 1933. 12h. 37m. P.M. Rec'd & Recorded.

LIEBERMAN'S
Est.
to
MALDEN
TRUST CO.
POSSN.

554	6530
<p>FRENCH to WALTHAM FEDERAL SAVS. AND LOAN ASSN.</p>	<p>Then personally appeared the above named Hyman E. Roffman and acknowledged the foregoing instrument to be his free act and deed, before me N. Frank Bodner Notary Public My commission expires November 1 1946 - Middlesex ss. Aug. 26, 1941. 11h. 50m. A.M. Rec'd & Recorded.</p> <hr/> <p>I, Celia A. French, widow, of Weyland, Middlesex County, Massachusetts, for consideration paid, grant to the Waltham Federal Savings and Loan Association a United States corporation doing business in Waltham, Middlesex County, Massachusetts, with MORTGAGE COVENANTS to secure the payment of Twenty-five Hundred (2500) Dollars with interest from the date hereof as provided in my note of even date; the land, with the buildings thereon, situated in said WAYLAND on the southwesterly side of Central Avenue, sometimes known as State Road East, bounded and described as follows: Beginning at a point in the southeasterly side of said Road or Avenue at the division line between land now or formerly of Charles F. Whittier and Nellie M. Whittier and land now or late of Wyman; Thence running a little west of south by said land now or late of Wyman, three hundred seventy-one (371) feet; Thence running south by said land now or late of Wyman, one hundred fifty-six (156) feet to the center of a brook; Thence continuing southerly by said Wyman's land twenty-six (26) feet more or less to a stone bound at land taken for the Weston aqueduct; Thence by said Aqueduct land northwest one hundred twenty-eight (128) feet to a stone bound; Southwest thirty (30) feet to a stone bound; West one hundred twenty-three (123) feet to a stone bound; and southwest two hundred forty-two and 16/100 (242.16) feet to land now or formerly of Murray Brown; Thence north by said Brown's land, six hundred eighty-seven and 8/100 (687.08) feet to said Central Avenue; Thence east or southeast by said Central Avenue, three hundred sixteen and 95/100 (316.95) feet more or less to the point of beginning. Containing five acres more or less. The said premises being shown on a plan of land entitled "Plan of Land in Weyland belonging to George Hogler", dated June 1893, made by I. W. Hastings, Surv., recorded with Middlesex South District Deeds, Plan Book 84, Plan 40, and on another plan recorded with said Deeds in Plan Book 173, Plan 4. Being the same premises conveyed to me by deed of Alice M. MacGinnis, dated August 17, 1933, recorded with said Deeds, Book 5741, Page 76. Subject to rights reserved in a deed of Henry E. Newton to John P. Painter et al., dated February 27, 1865, recorded with said Deeds, Book 943, Page 230, so far as the same may be in force, also subject to water rights mentioned or referred to in a deed of Alfred R. Beck et ux, dated August 15, 1918, re-</p>

See Deeds, B 2002, p 57

corded with said Deeds, Book 4814, Page 534, so far as the same may be in force. Including as a part of the realty all portable or sectional buildings, heating apparatus, plumbing, ranges, mantels, storm doors and windows, oil burners, gas and oil and electric fixtures, screens, screen doors, awnings, electric and gas refrigerators, air conditioning apparatus, and other fixtures of whatever kind and nature, on said premises, or hereafter placed thereon prior to the full payment and discharge of this mortgage, insofar as the same are or can by agreement of the parties be made a part of the realty. The mortgagor further covenants and agrees as follows: 1. To perform and observe all of the terms and conditions of the mortgage note secured by this mortgage; 2. To pay to the mortgagee on the payment dates of the note secured by this mortgage, in addition to the payments of principal and interest therein required, a monthly apportionment of the sum estimated by the mortgagee to be sufficient to make all payments of all taxes, charges and assessments upon the mortgaged property as they become due and any balance due for any of said payments shall be paid by the mortgagor to the mortgagee on demand. The mortgagee is hereby specifically authorized to pay when due or at any time thereafter all of said payments and to charge the same to the account of the mortgagor; 3. To pay on demand to the mortgagee sums equivalent to the same percentage on the debt secured hereby as the mortgagee shall from time to time be required to pay as a State tax on its funds invested in loans secured by mortgages of real estate; 4. To insure in sums satisfactory to the mortgagee and for its benefit the buildings now or hereafter standing on said land against fire, and such other hazards, casualties and contingencies as the mortgagee may from time to time direct, and to deposit all such insurance policies with the mortgagee; 5. That a foreclosure of this mortgage shall forever bar him and all persons claiming under him from all right, title and interest in and to any and all of the fire or other hazard insurance policies on the buildings upon the land covered by this mortgage at the time of such foreclosure, including all rights to return premiums on cancellations, whether at law or in equity; 6. That the mortgagor will keep all and singular the said premises in such repair and conditions as the same are now or may be put in while this mortgage is outstanding; 7. That he will not use or permit the premises to be used in violation of any law or municipal ordinance or regulation or for any unlawful or improper purpose; 8. That he will not commit, permit or suffer any waste, impairment, or deterioration of the property or any part thereof, nor to use or permit the premises to be used in viola-

tion of any law or municipal ordinance or regulation or for any unlawful or improper purpose; 9. That upon default in any condition of this mortgage or the note secured hereby, the mortgagee may apply any sums credited by or due from the mortgagee to the mortgagor to cure such default without first enforcing any of the other rights of the mortgagee against the mortgagor or the mortgaged premises. 10. That the mortgagor will pay on demand to the mortgagee, or the mortgagee may at its option add to the principal balance then due, any sums advanced or paid by the mortgagee on account of any default, of whatever nature, by the mortgagor, or any sums advanced or paid, whether before or after default, for taxes, repairs, improvements, insurance on the mortgaged property or any other insurance pledged as collateral to secure the mortgage loan, or any sums paid by the mortgagee, including reasonable attorney's fees, in prosecuting, defending, or intervening in any legal or equitable proceeding wherein the mortgagee deems any of the rights created by this mortgage are jeopardized or in issue; 11. That this mortgage shall also secure the repayment of such future advances as the mortgagee may, from time to time and for any purpose, make to the mortgagor, and the same may be added to the mortgage debt; provided however that no advance shall be made which will increase the principal balance above the face amount of the mortgage note; 12. That upon default in any condition of the mortgage or note secured hereby existing for more than ninety days, the entire mortgage debt shall become due and payable on demand at the option of the mortgagee; 13. That in the event the ownership of the mortgaged premises, or any part thereof, becomes vested in a person other than the mortgagor, the mortgagee may, without notice to the mortgagor, deal with such successor or successors in interest with reference to the mortgage and the debt hereby secured, and in the same manner as with the mortgagor, without in any way vitiating or discharging the mortgagor's liability hereunder or upon the debt hereby secured. No sale of the premises hereby mortgaged and no forbearance on the part of the mortgagee and no extension whether oral or in writing of the time for the payment of the debt hereby secured given by the mortgagee shall operate to release, discharge, modify, change or affect the original liability of the mortgagor herein, either in whole or in part; 14. That wherever the words Mortgagor and Mortgagee are used herein they shall include their several heirs, executors, administrators, successors, grantees and assigns subject to the limitations of law and of this instrument, and if the context requires, the words Mortgagor and Mortgagee and the pronouns referring to them shall be construed as plural,

6530

557

neuter or feminine. This mortgage is upon the Statutory Condition, for any breach of which, or for any breach of any of the aforementioned covenants or agreements, the holder hereof shall have the Statutory Power of Sale. WITNESS my hand and seal this 25th day of August 1941. Celia A. French (seal) COMMONWEALTH OF MASSACHUSETTS Middlesex, ss. August 25, 1941. Then personally appeared the above named Celia A. French and acknowledged the foregoing instrument to be her free act and deed, before me Charles W. Byam Notary Public My Commission Expires June 16, 1945 Middlesex ss. Aug. 26, 1941. 11h. 55m. A.M. Rec'd & Recorded.

Waltham Federal Savings and Loan Association, a United States corporation, of Waltham, Middlesex County, Massachusetts, the holder of a mortgage from Celia A. French dated August 25, A.D., 1941, recorded with Middlesex So. Dist. Deeds Book 6530 page 554, acknowledges satisfaction of the same. IN WITNESS WHEREOF it has caused its corporate seal to be hereto affixed and these presents to be signed by Warren P. Elliott, its Treasurer, this twentieth day of June A.D., 1946. Waltham Federal Savings and Loan Association by its Treasurer, Warren P. Elliott (Corporate seal) COMMONWEALTH OF MASSACHUSETTS Middlesex, S.S. June 28, 1946. Then personally appeared the above-named Warren P. Elliott, Treasurer, and acknowledged the foregoing instrument to be the free act and deed of the Waltham Federal Savings and Loan Association, before me- Charles W. Byam Notary Public. ----- Middlesex ss. June 29, 1946. 11h. 22m. A.M. Rec'd & Recorded.

WALTHAM
FEDERAL SAVS.
AND LOAN ASSN.
DISC.MORT.

SEE PLAN NO. 916 OF 1946

I, Cora E. Morse Executrix of the Will of Celia A. French, late

June 26, 1946, Cora E. Morse (sister of Celia A. (Covern) French) executrix to Frederick A. and Pearl R. Mix of Wayland, Book 7002 pg. 57

I, Cora E. Morse Executrix of the Will of Celia A. French, late of Wayland, Middlesex County, Massachusetts by the power conferred by license of the Probate Court of Middlesex County dated May 6, 1946 and every other power, for Eight thousand and no/100 Dollars paid, grant to Frederick A. Mix of said Wayland A certain parcel of land with the buildings thereon situated in said WAYLAND on the southerly side of the State Road containing 3.75 acres, and bounded: Commencing at a spike in the ground at a point on the State Road and at other land of the estate of the late Celia A. French; and running southerly and bounded by said other land of the estate of Celia A. French 525.50 feet to a stone bound set in the ground at land of the Commonwealth of Massachusetts; thence running southerly to a stone bound set in the ground 30 feet; thence running westerly to a stone bound set in the ground 123 feet; thence running southwesterly to an angle at land now or formerly of F. Edwin Davis 242.16 feet, the last three courses being by land of the Commonwealth of Massachusetts; thence turning and running northerly by said land now or formerly of F. Edwin Davis 687.08 feet to said State Road; thence turning and running easterly on said State Road 206.95 feet to the point and place of beginning.

MORSE EXTRX.

to

MIX

* * * * *
 * U.S. *
 * Rev. *
 * Stamps *
 * \$8.80 *
 * Affixed & *
 * Cancelled *
 * * * * *

See plan opposite

7002	
58	<p>Being Lot A as shown on Plan of Land in Wayland, Massachusetts of the late Celia A. French drawn by Everett M. Brooks, Civil Engineer, dated March 26, 1946. Taxes for 1946 to be pro rated as of April 1, 1946 WITNESS my hand and seal this 28th day of June 1946 Cora E. Morse Executrix of the will of Celia A. French (seal) COMMONWEALTH OF MASSACHUSETTS Middlesex ss. June 28th 1946 Then personally appeared the above named Cora E. Morse and acknowledged the foregoing instrument to be her free act and deed, before me, John E. Rice Notary Public, Sept. 1, 1947 Middlesex ss. June 29, 1946. 11h. 22m. A.M. Rec'd & Recorded.</p>

MIX
to
WALTHAM
FEDERAL SAVS.
AND LOAN ASSN.

See plan opposite page 57

See Discharge, B 7601 P 428

I, Frederick A. Mix, of Wayland, Middlesex County, Massachusetts, for consideration paid, grant to the Waltham Federal Savings and Loan Association a United States corporation doing business in Waltham, Middlesex County, Massachusetts, with MORTGAGE COVENANTS to secure the payment of Eight Thousand (8,000) Dollars with interest from the date hereof as provided in my note of even date; the land with the buildings thereon, situated in said WAYLAND, being Lot A on "Plan of Land in Wayland, Mass.", dated March 26, 1946, made by Everett M. Brooks, C.E., to be recorded herewith, bounded: Northerly by State Road East (sometimes called Central Avenue and sometimes called the Boston Post Road), two hundred six and 95/100 (206.95) feet; Northeasterly by Lot B on said plan, five hundred twenty-five and 50/100 (525.50) feet; Easterly, Thirty (30) feet; Southerly, one hundred twenty-three (123) feet; Southeasterly, two hundred forty-two and 16/100 (242.16) feet; the last three (3) lines being by land of the Commonwealth of Massachusetts Weston Aqueduct; Westerly by land now or formerly of Edwin Davis, six hundred eighty-seven and 8/100 (687.08) feet. Containing 3.75 acres, more or less. Being the same premises conveyed to me by deed of Cora E. Morse, Executrix, dated June 26, 1946, delivered and to be recorded herewith. Subject to rights reserved in a deed of Henry R. Newton to John P. Painter et al., dated February 27, 1865, recorded with Middlesex South District Deeds, Book 943, Page 230, so far as the same may be in force and applicable, also subject to water rights mentioned or referred to in a deed of Alfred R. Beck et ux., dated August 15, 1918, recorded with said Deeds, Book 4214, Page 534, so far as the same may be in force and applicable. Including as a part of the realty all portable or sectional buildings, heating apparatus, plumbing, ranges, mantels, storm doors and windows, oil burners, gas and oil and electric fixtures, screens, screen doors, awnings, electric and gas refrigerators,

air conditioning apparatus, and other fixtures of whatever kind and nature.

on said premises, or hereafter placed thereon prior to the full payment and discharge of this mortgage, insofar as the same are or can be by agreement of the parties be made a part of the realty. The mortgagor further covenants and agrees to the following ADDITIONAL COVENANTS, numbered 1 to 10, both inclusive: 1. To perform and observe all of the terms and conditions of the mortgage note secured by this mortgage; 2. To pay to the mortgagee on the payment dates of the note secured by this mortgage, in addition to the payments of principal and interest therein required, a monthly apportionment of the sum estimated by the mortgagee to be sufficient to make all payments of all taxes, charges and assessments upon the mortgaged property as they become due and any balance due for any of said payments shall be paid by the mortgagor to the mortgagee on demand, and the mortgagee is hereby specifically authorized to pay when due or at any time thereafter all of said payments and to charge the same to the account of the mortgagor; *3. 4. To insure in sums satisfactory to the mortgagee and for its benefit the buildings now or hereafter standing on said land against fire, and such other hazards, casualties and contingencies as the mortgagee may from time to time direct, and to deposit all such insurance policies with the mortgagee; 5. That a foreclosure of this mortgage shall forever bar him and all persons claiming under him from all right, title and interest in and to any and all of the fire or other hazard insurance policies on the buildings upon the land covered by this mortgage at the time of such foreclosure, including all rights to return premiums on cancellations, whether at law or in equity; 6. That the mortgagor will keep all and singular the said premises in such repair and conditions as the same are now or may be put in while this mortgage is outstanding; 7. That he will not use or permit the premises to be used in violation of any law or municipal ordinance or regulation or for any unlawful or improper purpose; 8. That he will not commit, permit or suffer any waste, impairment, or deterioration of the property or any part thereof; 9. That upon default in any condition of this mortgage or the note secured hereby, the mortgagee may apply any sums credited by or due from the mortgagee to the mortgagor to cure such default without first enforcing any of the other rights of the mortgagee against the mortgagor or the mortgaged premises; 10. That in the event this mortgage is given to secure a loan in whole or in part for the construction, alteration or repair of a building, the mortgagee may advance from time to time to the mortgagor such sums as in its discretion appear to be warranted by the progress of the work and the mortgagor agrees to prosecute the construc-

tion, alteration or repairs involved diligently, and, in the event of any unreasonable delay, the mortgagee, in addition to any other remedy it may have, may enter and complete such construction, alteration or repairs and charge such amounts as it shall reasonably expend in so doing to the mortgagor whether or not he shall have parted with his title to said premises; 11. That the mortgagor will pay on demand to the mortgagee, or the mortgagee may at its option add to the principal balance then due, any sums advanced or paid by the mortgagee on account of any default, of whatever nature, by the mortgagor, or any sums advanced or paid, whether before or after default, for taxes, repairs, improvements, insurance on the mortgaged property or any other insurance pledged as collateral to secure the mortgage loan, or any sums paid by the mortgagee, including reasonable attorney's fees, in prosecuting, defending, or intervening in any legal or equitable proceeding wherein the mortgagee deems any of the rights created by this mortgage are jeopardized or in issue; 12. That this mortgage shall also secure the repayment of such future advances as the mortgagee may, from time to time and for any purpose, make to the mortgagor, and the same may be added to the mortgage debt; provided however that no advance shall be made which will increase the principal balance above the face amount of the mortgage note; 13. That upon default in any condition of the mortgage or note secured hereby existing for more than three months, the entire mortgage debt shall become due and payable on demand at the option of the mortgagee; 14. That in the event the ownership of the mortgaged premises, or any part thereof, becomes vested in a person other than the mortgagor, the mortgagee may, without notice to the mortgagor, deal with such successor or successors in interest with reference to the mortgage and the debt hereby secured, and in the same manner as with the mortgagor, without in any way vitiating or discharging the mortgagor's liability hereunder or upon the debt hereby secured, and no sale of the premises hereby mortgaged and no forbearance on the part of the mortgagee and no extension whether oral or in writing of the time for the payment of the debt hereby secured given by the mortgagee shall operate to release, discharge, modify, change or affect the original liability of the mortgagor herein, either in whole or in part; 15. That wherever the words Mortgagor and Mortgagee are used herein they shall include their several heirs, executors, administrators, successors, grantees and assigns subject to the limitations of law and of this instrument and if the context requires, the words Mortgagor and Mortgagee and the pronouns referring to them shall be construed as plural, neuter or femi-

nine. This mortgage is upon the Statutory Condition, for any breach of which, or for any breach of any of the aforementioned covenants or agreements, the holder hereof shall have the Statutory Power of Sale. Provided, that before beginning foreclosure proceedings for default in principal or interest due, the Administrator of Veterans Affairs shall have at least thirty days' notice in accordance with the provisions of the Servicemen's Readjustment Act of 1944 or amendments thereto. I, Pearl R. Mix wife of said mortgagor, release to the mortgagee all rights of DOWER AND HOMESTEAD and other interests in the mortgaged premises. WITNESS our hands and seals this 28 day of June, 1946. - - - - -

*Covenant No. 3 struck out before execution.	}	Frederick A. Mix
Warren P. Elliott		Pearl R. Mix

COMMONWEALTH OF MASSACHUSETTS Middlesex, ss. June 28 1946. Then personally appeared the above named Frederick A. Mix and acknowledged the foregoing instrument to be his free act and deed, before me Warren P. Elliott Notary Public My Commission Expires May 3 1951 - - - - -

Middlesex ss. June 29, 1946. 11h. 22m. A.M. Rec'd & Recorded.

Estate of Celia A. (Covern) French Probate Case, Alice M. (Covern) Leonard (daughter), Ruth O. (French) Wynn (daughter) of Waltham to Jane B. Herbert of Brookline, Book 7722 Pg. 539

We, ALICE M. LEONARD, of Wayland, (formerly known as ALICE M. COWEN and RUTH O. WYNN, of Waltham, (formerly known as RUTH O. FRENCH, of said Wayland,) both Middlesex - - - - - County, Massachusetts, ~~for consideration paid, grant to~~ JANE B. HERBERT, of Brookline, Norfolk County, Massachusetts, - - - - -

with quitclaim easements a certain parcel of land with the buildings thereon situated on State Road ~~East~~ East, (formerly known as Boston Post Road) in said Wayland, being shown on a plan entitled "Plan of Land in Wayland, Mass.," dated March 1946, by Everett M. ^(Description and measurements if any) Brooks, C.E., duly recorded with Middlesex South District Deeds, Book 7002, Page 57, and being bounded and described as follows:

- NORTHERLY by State Road East as shown on said plan one hundred ten feet;
- EASTERLY by land now or formerly of Sidney W. Hayward by three lines measuring three hundred seventy-one (371) feet, one hundred fifty-six (156) feet, and twenty-six (26) feet, respectively;
- SOUTHERLY by the Weston Aqueduct one hundred twenty-eight (128) feet;
- WESTERLY by Lot A as shown on said plan five hundred twenty-five 50/100 (525) feet,

containing 1.25 acres of land according to said plan, or however otherwise said Lot B may be bounded, measured, or described.

For our title, see Estate of Celia A. French, Middlesex Probate Case #

Said premises are conveyed subject to easements of record in so far as same are now in force and applicable.

Said premises are further conveyed subject to taxes assessed as of January 1, 1951, which the grantee by the acceptance of this deed assumes and agrees to pay as part of the consideration hereof.

BOOK
7722
PAGE
539



We, ALLEN P. LEONARD, husband of Alice M. Leonard and WALTER J. WYNN, husband of Ruth O. Wynn, - - - - -
do hereby grant all rights of ~~tenancy by the curtesy~~ ^{tenancy by the curtesy} and other interests therein.

Witness our hands and seals this third day of APRIL 1951

Alice M. Leonard Ruth O. Wynn
Allen P. Leonard Walter J. Wynn
Walter J. Wynn

City of Commonwealth of Massachusetts

Suffolk, " April 3, 1951

Then personally appeared the above named ALLEN P. LEONARD, ALICE M. LEONARD, WALTER J. WYNN, AND RUTH O. WYNN and acknowledged the foregoing instrument to be their free act and deed before me

J. Watson Platt
J. Watson Platt
Notary Public

My commission expires January 14, 1955

Noted & entered for record April 3, 1951 at 11:30 A.M. 103

Feb. 10, 1951, Jane B. Herbert of Brookline to Allen P. and Alice M. (Cower) Leonard (1.25 acres)
Book 7722 pg. 540

----- I, JANE B. HERBERT -----
Brookline, Norfolk ----- County, Massachusetts,
being executed, for consideration paid, grant to ALLEN P. LEONARD and ALICE M. LEONARD,
husband and wife, as tenants by the entirety, both of Wayland, Middlesex
County, Massachusetts, -----
----- with quitclaim covenants a
certain parcel of land with the buildings thereon situated on State Road
East, (formerly known as Boston Post Road) in said Wayland, being
shown on a plan entitled "Plan of Land in Wayland, Mass.," dated March 26,
1946, by Everett M. (Description and circumstances of any) Brooks, C.E., duly recorded
with Middlesex South District Deeds, Book 7002, Page 57, and being bounded
and described as follows:

NORTHERLY by State Road East as shown on said plan one hundred ten (110)
feet;
EASTERLY by land now or formerly of Sidney W. Hayward by three lines
measuring three hundred seventy-one (371) feet, one hundred
fifty-six (156) feet, and twenty-six (26) feet, respectively;
SOUTHERLY by the Weston Aqueduct one hundred twenty-eight (128) feet; and
WESTERLY by Lot A as shown on said plan five hundred twenty-five and
50/100 (525) feet,

containing 1.25 acres of land according to said plan, or however otherwise
said Lot B may be bounded, measured, or described.

Being the same premises conveyed to me by Alice M. Leonard et al by their
deed of even date to be recorded herewith.

Said premises are conveyed subject to easements of record in so far as the
same are now in force and applicable.

See Book 13384 page 397

BOOK

772

PAGE

540

Said premises are further conveyed subject to taxes assessed as of Jan 1, 1951, which the grantees by the acceptance of this deed assume and to pay as part of the consideration hereof.

No stamps are hereto attached and none are required as merely a nominal consideration has been paid.

~~Notar Public~~
~~Notary~~

~~Notar Public~~
~~Notary~~

Witness my hand and seal this third day of April 1951

Jane B. Herbert

The Commonwealth of Massachusetts

Suffolk,

ss.

April 3, 19 51

Then personally appeared the above named JANE B. HERBERT

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

J. Watson Flett
J. Watson Flett
Justice of the Peace

My commission expires January 14, 1955

Rec'd & entered for record April 3, 1951 at 11i. 53m. A.M. #109

April 2, 1951, Allen P. and Alice M. (Covern) Leonard mortgage

We, ALLEN P. LEONARD and ALICE M. LEONARD, husband and wife, as tenants by the entirety, both of Wayland, in the County of Middlesex, and Commonwealth of Massachusetts, - - - - - hereinafter called the "mortgagor", ~~being~~ for consideration paid, grant to the NEWTON SAVINGS BANK, a Massachusetts banking corporation having its usual place of business in Newton, Middlesex County, Massachusetts, hereinafter called the "mortgagee", with mortgage covenants, to secure the payment of SEVEN THOUSAND, FIVE HUNDRED

- - - - - dollars with interest, as provided in one note of even date, and also to secure the performance of all covenants herein contained, and also to secure any and all further loans and indebtedness owed or to be owed by the mortgagor to the mortgagee, a certain parcel of land with the structures thereon, situated on State Road East (formerly known as Boston Post Road) in said Wayland being shown on a plan entitled "Plan of Land in Wayland, Mass.," dated March 26, 1946, by Everett M. Brooks, C.E., duly recorded with Middlesex South District Deeds, Book 7002, Page 57, and being bounded and described as follows:

NORTHERLY by State Road East as shown on said plan one hundred ten feet;
EASTERLY by land now or formerly of Sidney W. Hayward by three lines measuring three hundred seventy-one (371) feet, one hundred fifty-six (156) feet, and twenty-six (26) feet, respectively;
SOUTHERLY by the Weston Aqueduct one hundred twenty-eight (128) feet and
WESTERLY by Lot A as shown on said plan five hundred twenty-five and 50/100 (525) feet,
containing 1.25 acres of land according to said plan, or however other said Lot B may be bounded, measured, or described.

BOOK
772
PAGE
542

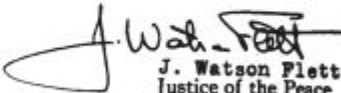
The Commonwealth of Massachusetts

Suffolk, ss. April 2, A. D. 1951

Then personally appeared the above named ALLEN P. LEONARD and ALICE M. LEONARD

and acknowledged the foregoing instrument to be their free act and deed

before me,


J. Watson Flett
Justice of the Peace
Middlesex County

My commission expires January 14, 1955

Rec'd & entered for record April 3, 1951 at 11h. 53m. A.M. #110

Form M-792

THE COMMONWEALTH OF MASSACHUSETTS
DEPARTMENT OF CORPORATIONS AND TAXATION
ESTATE TAX BUREAU, P.O. Box 7023, Boston, MA 02204

BK 13384 PG 397

RECEIVED

DEC 13 1977

CERTIFICATE RELEASING MASSACHUSETTS ESTATE TAX LIEN

(FILE IN DUPLICATE WITH COPY OF RECORDED DEED.)

12-13-77
TO
NAME OF APPLICANT
ADDRESS
(NO. & STREET)
CITY OR TOWN,
STATE AND
ZIP CODE

Alice M. Leonard
113 Boston Post Road
Wayland, Mass. 01778

DEEDGENT'S FIRST NAME Allen	MIDDLE INITIAL P.	LAST NAME Leonard
PROBATE CT. Middlesex		DATE OF DEATH
DOCKET NO. 498 501		August 11, 1976
RESIDENCE (DOMICILE) AT TIME OF DEATH		
113 Boston Post Road Wayland, Mass. 01778		

THIS CERTIFICATE RELEASES THE LIEN OF THE COMMONWEALTH OF MASSACHUSETTS IMPOSED BY CHAPTER 65C OF THE GENERAL LAWS, ON THE PROPERTY DESCRIBED BELOW (FULL LEGAL DESCRIPTION):

Certain parcel of land with the buildings thereon situated on State Road East, (formerly known as Boston Post Road) in said Wayland, being shown on a plan entitled "Plan of Land in Wayland, Mass.," dated March 26, 1946, by Everett M. Brooks, C.E., duly recorded with Middlesex, South District Deeds, Book 7002, Page 57, and being bounded and described as follows:

- NORTHERLY by State Road East as shown on said plan one hundred ten (110) feet;
- EASTERLY by land now or formerly of Sidney W. Hayward by three lines measuring three hundred seventy-one (371) feet, one hundred fifty-six (156) feet, and twenty-six (26) feet, respectively;
- SOUTHERLY by the Weston Aqueduct one hundred twenty-eight (128) feet; and
- WESTERLY by Lot A as shown on said plan five hundred twenty-five and 50/100 (525) feet,

containing 1.25 acres of land according to said plan, or however otherwise said Lot B may be bounded, measured, or described.

LOCATION OF PROPERTY 113 Boston Post Road Wayland Mass. 01778

AS DESCRIBED BY DEED DATED April 3, 1951 AND RECORDED IN Middlesex So. District BOOK NO. 7722 PAGE NO. 539 ON REGISTRY OF DEEDS

AS DESCRIBED BY CERTIFICATE OF TITLE NO. _____ RECORDED IN REGISTERED LAND SECTION FOR _____ COUNTY

FOR DEPARTMENTAL USE ONLY

NUMBER 116355

DATE 12-22-77

COMMISSIONER OF CORPORATIONS AND TAXATION

By Richard O. Asadourian
CHIEF, ESTATE TAX BUREAU

Dec. 2, 1987 Alice M. Leonard to Allen E., Jeffrey M., Craig M. and Duncan S. Leonard,
Book 18764 pg. 441 Estate of Allen P. Leonard Middlesex Probate no. 4

MSD 12/17/87 01:19:40 433 25.00 113 Boston Post Road, Wayland, Massachusetts 01778

I, ALICE M. LEONARD,

of Wayland, Middlesex County, Massachusetts,

being unmarried, for consideration paid \$ good and valuable but no monetary consideration

grant to Allen E. Leonard (one-fourth interest)
Jeffrey M. Leonard (one-fourth interest)
Craig M. Leonard (one-fourth interest)
Duncan S. Leonard (one-fourth interest) as tenants in common, all
of c/o Leonard, 36 Normandy Drive, Sudbury with quitclaim returns
all of my right, title and interest in and to
the land in

(Description and encumbrances, if any)

A certain parcel of land with the buildings thereon situated on State Road East, (formerly known as Boston Post Road) in said Wayland, being shown on a plan entitled "Plan of Land in Wayland, Mass.," dated March 26, 1946, by Everett M. Brooks, C.E., duly recorded with Middlesex South District Deeds, Book 7002, Page 57, and being bounded and described as follows:

- NORTHERLY by State Road East as shown on said plan one hundred ten (110) feet;
- EASTERLY by land now or formerly of Sidney W. Hayward by three lines measuring three hundred seventy-one (371) feet, one hundred fifty-six (156) feet, and twenty-six (26) feet, respectively;
- SOUTHERLY by the Weston Aqueduct one hundred twenty-eight (128) feet; and
- WESTERLY by Lot A as shown on said plan five hundred twenty-five and 50/100 (525) feet,

containing 1.25 acres of land according to said plan, or however otherwise said Lot B may be bounded, measured, or described.

For title reference see deed dated April 3, 1951 and recorded with Middlesex South Registry of Deeds Book 7722, Page 539. Also see Estate of Allen P. Leonard, Middlesex Probate No. 498501.

The consideration for this deed is such that no documentary stamps are required.

Witness my hand and seal this 2nd day of December 19 87

Alice M. Leonard
Alice M. Leonard

The Commonwealth of Massachusetts

Middlesex ss. December 2 1987

Then personally appeared the above named ALICE M. LEONARD

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

Michael J. Lane
Notary Public - Justice of the Peace

My Commission expires 1/16 1992

QUITCLAIM DEED

We, **Allen E. Leonard** of Sudbury, Massachusetts, **Jeffrey M. Leonard** of Corvallis, Oregon, **Craig M. Leonard** of Mandeville, Louisiana, and **Duncan S. Leonard** of _____, Massachusetts,

for consideration paid of **Three Hundred and Five Thousand and 00/100 (\$305,000.00) Dollars**

grant to

115 BOSTON POST RD.

Mahoney's Garden Center, L.L.C., of Wayland, Middlesex County, Massachusetts, with Quitclaim Covenants, the following described land:

A certain parcel of land with the buildings thereon situated on State Road East (formerly known as Boston Post Road) in said Wayland, being shown on a plan entitled "Plan of Land in Wayland, Mass.," dated March 26, 1946, by Everett M. Brooks, C.E., duly recorded with Middlesex South District Deeds, Book 7002, Page 57, and being bounded and described as follows:

- NORTHERLY by State Road East as shown on said plan one hundred ten (110) feet;
- EASTERLY by land now or formerly of Sidney W. Hayward by three lines measuring three hundred seventy-one (371) feet, one hundred fifty six (156) feet, and twenty-six (26) feet, respectively;
- SOUTHERLY by the Weston Aqueduct one hundred twenty-eight (128) feet; and
- WESTERLY by Lot A as shown on said plan five hundred twenty-five and 50/100 (525.50) feet,

containing 1.25 acres of land according to said plan, or however otherwise said Lot B may be bounded, measured, or described.

Said premises are conveyed subject to any easements, restrictions, or reservations of record.

For our title, see Deed of Alice M. Leonard to us dated December 2, 1987, and recorded with the Middlesex South District Registry of Deeds in Book 18764, Page 441.

Property address: 113 Boston Post Road, Wayland, Massachusetts

030300 033

05051 946 25.00

Oct. 27, 1970 Mary A. Elwell, a widow of Robert N. Elwell, Jr. and Richard J. Briden, Trustees of Arrowhead Quitclaim Deed, Book 11909 pg. 436

Address of grantee: 115 Boston Post Rd, Wayland, Mass.
OCT 28 1970
REC-3 H15M/A M 1-8
008-8-28-70
008-8-28-70

I, ¹⁷⁸ Mary M. Elwell, a widow,
of Wayland, Middlesex County, Massachusetts,
being ~~interested~~ ^{\$70000.} for consideration paid, grant to each of Robert N. Elwell, Jr. and
Richard J. Briden, as Trustees of the Arrowhead Realty Trust, under
a Declaration of Trust dated October 27, 1970, recorded herewith
of ~~the~~ with quitclaim ~~interests~~

[Description and encumbrances, if any]

A certain parcel of land with the buildings thereon situated in said Wayland
on the Southerly side of the State Road, containing 3.75 acres and bounded:

Commencing at a spike in the ground at a point on the State Road and at land
now or formerly of the Estate of the late Celia A. French and running

- SOUTHERLY and bounded by said other land now or formerly of Estate of Celia A. French, 525.50 feet to a stone bound set in the ground, land of Commonwealth of Massachusetts, then running
- SOUTHERLY to a stone bound set in the ground, 30 feet, then running
- WESTERLY to a stone bound set in the ground, 123 feet, then running
- SOUTHWESTERLY to an angle at land now or formerly of F. Edwin Davis, 242.16 feet; the last three courses being by land of Commonwealth of Massachusetts, then turning and running
- NORTHERLY by said land now or formerly of F. Edwin Davis, 687.08 feet to said State Road, then turning and running
- EASTERLY on said State Road, 206.95 feet to the point and place of beginning.

Being Lot A as shown on Plan of Land in Wayland, Mass., of the late Celia A. French drawn by Everett M. Brooks, dated March 26, 1946, recorded with Middlesex South District Deeds, Book 7002, Page 57.

Being the same premises conveyed to me by deed recorded with said Deeds Book 8909, Page 2.

Said parcel is subject to a mortgage given to West Newton Savings Bank, which mortgage the grantees assume and agree to pay.

~~Witness my hand and seal this 27 day of October, 1970.~~

Witness my hand and seal this 27 day of October, 1970.

Mary M. Elwell

The Commonwealth of Massachusetts

[Signature]

October 27, 1970

Then personally appeared the above named Mary M. Elwell
and acknowledged the foregoing instrument to be her free act and deed, before me

Edward A. Bradshaw
Notary Public - Justices of the Peace

My commission expires Jan 1 1976



(in Common - Tenants by the Entirety.)

NOTED BY CHAPTER 381 OF 1967

on it the full name, residence and post office address of the grantee. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is

April 2, 1979, Arrowhead Trustees to Thomas G. Nelson Book 13666 pg. 180

3-3-79 RM 1051 095844115

BK 13666 PG 180

11.32 15

MASSACHUSETTS QUITCLAIM DEED SHORT FORM (INDIVIDUAL) E.C. 1

We, RICHARD J. BRIDEN and RUTH E. BRIDEN, TRUSTEES OF ARROWHEAD REALTY TRUST under Declaration of Trust dated October 27, 1970, recorded with Middlesex South District Registry of Deeds in Book 11909, Page 43, both of Wayland, Middlesex County, Massachusetts

for consideration paid, and in full consideration of \$275,000.00

grant to THOMAS G. NELSON

of 18 Austin Road, Sudbury, Middlesex County, MA. with all rights thereunto

the land in Wayland, Middlesex County, Massachusetts, with the buildings thereon, situated on the southerly side of Boston Post Road and the easterly side of Pinebrook Road, being shown as Lot 1 (Description and encumbrances, if any) containing 60,925 square feet, Lot 2 containing 40,000 square feet and lot 3 containing 58,088 square feet, more or less, all as shown on "Plan of Land in Wayland, Mass. Owned by: N. W. Phillips - H.H. & J. W. Woollard November 14, 1961, Everett M. Brooks Co. - Civil Engineers" which plan is recorded with Middlesex South District Registry of Deeds as Plan No. 170 of 1962 at the end of Book 9983.

Also another certain parcel of land situated on the southerly side of Boston Post Road sometimes called State Road East containing 3.75 acres, more or less, and being shown as Lot A on "Plan of Land in Wayland, Mass. March 26, 1946, Everett M. Brooks, Co., Civil Engineers" which plan is recorded with said Deeds in Book 7002, Page 57.

Said premises are conveyed subject to and with the benefit of easements and restrictions of record insofar as the same are now in force and applicable.

For our title see deed of Mary M. Elwell Executrix dated October 27, 1970, recorded with said Deeds in Book 11909, Page 437 and deed of Mary M. Elwell dated October 27, 1970, recorded with said Deeds in Book 11909, Page 436.



as trustees aforesaid
Witness our hand and seal of this 2nd day of April 1979
Richard J. Briden, Trustee
Ruth E. Briden, Trustee

The Commonwealth of Massachusetts
Middlesex, ss. April 2 1979
Then personally appeared the above named Richard J. Briden, Trustee and Ruth E. Briden, Trustee and acknowledged the foregoing instrument to be their free act and deed, before me
Richard D. Karb, Notary Public
My Commission expires September 7, 1984

(*Individual -- Joint Tenants -- Tenants in Common -- Tenants by the Entirety.)

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such encumbrances and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

BK 28431 PG 567

C-1

QUITCLAIM DEED

I, Thomas G. Nelson, of Hudson, Middlesex County, Massachusetts, for consideration paid, and in full consideration of Nine Hundred Seventy-Five Thousand Dollars (\$975,000.00), grant to Mahoney's Garden Centers LLC, of 242 Cambridge Street, Winchester, Middlesex County, Massachusetts 01890, with QUITCLAIM COVENANTS,

All those certain parcels of land with the buildings and other improvements thereon, now known as and numbered 115-121 Boston Post Road, Wayland, Massachusetts, being shown as Lots 2, 3B and 4 on a certain plan entitled "Plan of Land in Wayland - Mass. (Middlesex County) May 30, 1985, by Malcolm N. Johnston Co.", recorded with the Middlesex South District Registry of Deeds as Plan 1301 of 1985 in Book 16456, Page 223, to which reference may be had for a more particular description.

Said premises are conveyed subject to and with the benefit of easements, restrictions, reservations and agreements of record, if any, insofar as the same are now in force and applicable and are conveyed subject to real estate taxes for the current fiscal period which the grantee, by acceptance and recording of this deed, assumes and agrees to pay.

Meaning and intending to convey and hereby conveying a portion of the premises described in a deed from Richard J. Briden and Ruth E. Briden, Trustees of Arrowhead Realty Trust, to Thomas G. Nelson, recorded with said Deeds in Book 13666, Page 180.

Witness my hand and seal this 9th April, 1998.

Thomas G. Nelson
Thomas G. Nelson

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

April 9th, 1998

Then personally appeared the above-named Thomas G. Nelson and acknowledged the foregoing instrument to be his free act and deed, before me,

Suzanne C. St. Charles
Notary Public
My Commission Expires: 9/21/2001

291243-1

MSD 04/10/98 11:15:20 436 25.00
**** MASS. EXCISE TAX: 4446.00 ****

TAX 4446.00
CASH 4446.00
04/09/98 10:46
EXCISE TAX
CANCELLED
DEEDS REG
MIDDLE SOUTH
04/10/98

CERTIFICATION OF VITAL RECORD

STATE OF NEW HAMPSHIRE

CERTIFIED ABSTRACT OF A CERTIFICATE OF DEATH

FILE # 2003004286

FULL NAME OF DECEASED THOMAS GARY NELSON SEX MALE
 DATE OF DEATH JUNE 10, 2003 AGE 73 YRS
 DATE OF BIRTH JULY 06, 1929 BIRTHPLACE MALDEN, MASSACHUSETTS
 MOTHER'S NAME MARY RIORDAN
 FATHER'S NAME CHARLES NELSON
 PLACE OF DEATH NEW LONDON, NEW HAMPSHIRE
 MARITAL STATUS MARRIED
 SPOUSE PATRICIA HAWKES
 SOCIAL SECURITY NUMBER
 RESIDENCE NEW LONDON, NEW HAMPSHIRE
 PLACE OF DISPOSITION WEST PART CEMETERY, NEW LONDON, NEW HAMPSHIRE



Bk: 51718 Pg: 289 Doc: DEATH
Page: 1 of 1 09/25/2008 10:23 AM

DATE OF DISPOSITION JUNE 13, 2003
MANNER OF DEATH NATURAL FILE DATE JUNE 13, 2003

CAUSE OF DEATH a 2 PRIMARY CANCERS - PROSTATE & COLON YEARS

b
c
d

OTHER SIGNIFICANT CONDITIONS

DESCRIBE HOW INJURY OCCURRED

DATE/TIME OF INJURY

PLACE OF INJURY

LOCATION OF INJURY

NAME AND ADDRESS OF CERTIFIER

LAWRENCE A SCHISSEL MD, 11 JOHN STARK HWY, NEWPORT, NEW HAMPSHIRE 03773

MARGINAL NOTES

737248

BU: 28431-567

M. Cullina, LLP
600 Unicorn Park Dr.
Woburn MA 01801-3343

115-121 Eastern Post Rd Weymouth MA

I HEREBY CERTIFY THAT THIS IS A TRUE ABSTRACT ISSUED FROM THE OFFICIAL RECORDS ON FILE AT THIS OFFICE.

ATTEST: [Signature] STATE/LOCAL REGISTRAR

[Signature] William R. Bolton, Jr. State Registrar

DATE ISSUED: JUNE 16, 2003 STATE CITY/TOWN OF: NEW LONDON

This copy not valid unless prepared on engraved border displaying seal and signature of Registrar. It shall be unlawful for anyone to reproduce this certificate other than local or State Registrar.

VS-SP1



April 5, 1999, Allen E., of Sudbury, Jeffrey M., of Corvallis, OR, Craig M., of Mandeville, LA, and Duncan S. Leonard, of MA, to Mahoney's Garden Center, L.L.C. Book 30060 pg. 36 (113 StateRd)

BOOK 30060 PAGE 036

3

QUITCLAIM DEED

We, Allen E. Leonard of Sudbury, Massachusetts, Jeffrey M. Leonard of Corvallis, Oregon, Craig M. Leonard of Mandeville, Louisiana, and Duncan S. Leonard of _____, Massachusetts,

for consideration paid of Three Hundred and Five Thousand and 00/100 (\$305,000.00) Dollars

grant to

115 Boston Post Rd.

Mahoney's Garden Center, L.L.C., of Wayland, Middlesex County, Massachusetts, with Quitclaim Covenants, the following described land:

A certain parcel of land with the buildings thereon situated on State Road East (formerly known as Boston Post Road) in said Wayland, being shown on a plan entitled "Plan of Land in Wayland, Mass.," dated March 26, 1946, by Everett M. Brooks, C.E., duly recorded with Middlesex South District Deeds, Book 7002, Page 57, and being bounded and described as follows:

- NORTHERLY by State Road East as shown on said plan one hundred ten (110) feet;
- EASTERLY by land now or formerly of Sidney W. Hayward by three lines measuring three hundred seventy-one (371) feet, one hundred fifty six (156) feet, and twenty-six (26) feet, respectively;
- SOUTHERLY by the Weston Aqueduct one hundred twenty-eight (128) feet; and
- WESTERLY by Lot A as shown on said plan five hundred twenty-five and 50/100 (525.50) feet,

containing 1.25 acres of land according to said plan, or however otherwise said Lot B may be bounded, measured, or described.

Said premises are conveyed subject to any easements, restrictions, or reservations of record.

For our title, see Deed of Alice M. Leonard to us dated December 2, 1987, and recorded with the Middlesex South District Registry of Deeds in Book 18764, Page 441.

Property address: 113 Boston Post Road, Wayland, Massachusetts

MASS. REG. EXCH. 141 000.00 100
000 25.00
000 946 25.00
000 000 000 000

BK 30552PG395

AM

MORTGAGE

MAHONEY'S GARDEN CENTER, LLC

for consideration paid, grant to

ALLEN E. LEONARD, JEFFREY M. LEONARD, CRAIG M. LEONARD and DUNCAN S. LEONARD, as tenants in common, of c/o Allen L. Leonard, P.O. Box 674, Sudbury, MA 01776

with MORTGAGE COVENANTS to secure the payment of \$50,000.00 as provided in a note of even date,

See Exhibit A attached hereto for description of the mortgaged premises.

Address of property: 113 Boston Post Road, Wayland, MA

For my title, see Deed of ALLEN E. LEONARD, JEFFREY M. LEONARD, CRAIG M. LEONARD and DUNCAN S. LEONARD recorded ~~herewith~~ Book 30060 Page 36

This mortgage is upon the STATUTORY CONDITION, for any breach of which the mortgagee shall have the STATUTORY POWER OF SALE.

By the acceptance and recording of this mortgage, the mortgagees hereby assent and subordinate their rights hereunder to a future mortgage to be given by mortgagor to Citizen's Bank for no more than \$230,000.00 which mortgage, when recorded, shall have priority over this mortgage.

WITNESS our hands and seals this 16th day of April, 1999.

MAHONEY'S GARDEN CENTER, LLC

By: Paul J. Mahoney, Jr.
Its duly authorized Manager

By: Susan Mahoney Covino
Its duly authorized Manager

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

April 16, 1999

Then personally appeared the above named Paul J. Mahoney, Jr. and Susan Mahoney Covino, duly authorized managers, and acknowledged the foregoing instrument to be the free act and deed of Mahoney's Garden Center, LLC, before me

[Signature]
Notary Public
My Commission Expires: 7/20/01

REC-30552PG395-11-03010

AM

MORTGAGE

MAHONEY'S GARDEN CENTER, LLC

for consideration paid, grant to

ALLEN E. LEONARD, JEFFREY M. LEONARD, CRAIG M. LEONARD and DUNCAN S. LEONARD, as tenants in common, of c/o Allen L. Leonard, P.O. Box 674, Sudbury, MA 01776

with MORTGAGE COVENANTS to secure the payment of \$50,000.00 as provided in a note of even date,

See Exhibit A attached hereto for description of the mortgaged premises.

Address of property: 113 Boston Post Road, Wayland, MA


For my title, see Deed of ALLEN E. LEONARD, JEFFREY M. LEONARD, CRAIG M. LEONARD and DUNCAN S. LEONARD recorded ~~herewith~~ Book 30060 Page 36


This mortgage is upon the STATUTORY CONDITION, for any breach of which the mortgagee shall have the STATUTORY POWER OF SALE.

By the acceptance and recording of this mortgage, the mortgagees hereby assent and subordinate their rights hereunder to a future mortgage to be given by mortgagor to Citizen's Bank for no more than \$230,000.00 which mortgage, when recorded, shall have priority over this mortgage.

WITNESS our hands and seals this 16th day of April, 1999.

MAHONEY'S GARDEN CENTER, LLC


By: PAUL J. MAHONEY, JR.
Its duly authorized Manager

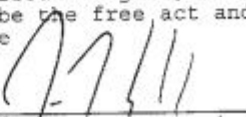

By: SUSAN MAHONEY COVINO
Its duly authorized Manager

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

April 16, 1999

Then personally appeared the above named Paul J. Mahoney, Jr. and Susan Mahoney Covino, duly authorized managers, and acknowledged the foregoing instrument to be the free act and deed of Mahoney's Garden Center, LLC, before me


Notary Public
My Commission Expires: 7/20/01

MAHONEY'S GARDEN CENTER, LLC

BK30552PG396

EXHIBIT A

A certain parcel of land with the buildings thereon situated on State Road East, (formerly known as Boston Post Road) in said Wayland, being shown on a plan entitled "Plan of Land in Wayland, Mass.," dated March 26, 1946, by Everett M. Brooks, C.E., duly recorded with Middlesex South District Deeds, Book 7002, Page 57, and being bounded and described as follows:

NORTHERLY by State Road East as shown on said plan, one hundred ten (110) feet;
EASTERLY by land now or formerly of Sidney W. Hayward, by three lines measuring three hundred seventy-one (371) feet, one hundred fifty-six (156) feet, and twenty-six (26) feet, respectively;
SOUTHERLY by the Weston Aqueduct, one hundred twenty-eight (128) feet; and
WESTERLY by Lot A as shown on said plan, five hundred twenty-five and 50/100 (525.50) feet.

Containing 1.25 acres of land according to said plan, or however otherwise said Lot B may be bounded, measured or described.

For title see deed of Allen E. Leonard, Jeffrey M. Leonard, Craig M. Leonard and Duncan S. Leonard recorded herewith.

EXHIBIT "A"

A certain parcel of land with the buildings thereon situated on State Road East (formerly known as Boston Post Road) in said Wayland, being shown on a plan entitled: "Plan of Land in Wayland, Mass.," dated March 26, 1946, by Everett M. Brooks, C.E., duly recorded with Middlesex South District Deeds, Book 7002, Page 57, and being bounded and described as follows:

- Northerly by State Road East as shown on said plan one hundred ten (110) feet;
- Easterly by land now or formerly of Sidney W. Hayward by three lines measuring three hundred seventy-one (371) feet, one hundred fifty-six (156) feet, and twenty-six (26) feet, respectively;
- Southerly by the Weston Aqueduct, one hundred twenty-eight (128) feet; and
- Westerly by Lot A as shown on said plan, five hundred twenty-five and 50/100 (525.50) feet;

Containing 1.25 acres of land according to said plan, or however otherwise said Lot B may be bounded, measured, or described.

Said premises are conveyed subject to any easements, restrictions, or reservations of record.

Being the same premises conveyed to Mahoney's Garden Center, LLC by deed of Allen E. Leonard, Jeffrey M. Leonard, Craig M. Leonard and Duncan S. Leonard dated April 15, 1999 and recorded in the Middlesex County South District Registry of Deeds at Book 30060, Page 36.

Property Address:

113 Boston Post Road
Wayland, MA 01778
Assessors Parcel ID 30-070

All those certain parcels of land with the buildings and other improvements thereon, now known as and numbered 115-121 Boston Post Road, Wayland, Massachusetts, being shown as Lots 2, 3B and 4 on a certain plan entitled: "Plan of Land in Wayland - Mass. (Middlesex County) May 30, 1985, by Malcolm N. Johnston Co.", recorded with the Middlesex South District Registry of Deeds as Plan 1301 of 1985 in Book 16456, Page 223, to which reference may be had for a more particular description.

Subject to and with the benefit of easements, restrictions, reservations and agreements of record, if any, insofar as the same are now in force and applicable.

Being the same premises conveyed to Mahoney's Garden Centers, LLC by deed of Thomas G. Nelson dated April 9, 1998 and recorded in the Middlesex County South District Registry of Deeds at Book 28431, Page 567.

Property Address:

115-121 Boston Post Road
Wayland, MA 01778
Assessors Parcel ID 30-071

Town Directories <https://archive.org/search.php?query=Waltham%20Town%20Directory>

Waltham suburban directory containing general directories of the residents, business directories, town officers, etc. of Weston, Wayland, Cochituate and Lincoln, Mass. Volume **1906-1907**

Hancock George W., farmer, h cor Reeves and School

Nogler George E., coachman, h School

White Frank P., h State rd

Whittier Charles F., bookbinder, Cambridge, P. O. Wayland

Whittier Kirby, fireman, R R h State rd

Waltham suburban directory containing general directories of the residents, business directories, town officers, etc. of Weston, Wayland, Cochituate and Lincoln, Mass. Volume 1911-1912

Whittier Charles F., bookbinder (Cambridge), h State rd (East)
Kirby, rem to Sudbury

Waltham suburban directory containing general directories of the residents, business directories, town officers, etc. of Weston, Wayland, Cochituate and Lincoln, Mass. Volume **1913-1914**

<https://archive.org/stream/walthamsuburband1314unse#page/104/mode/2up/search/State+road+>

Charles F. removed to Sudbury, Mass.

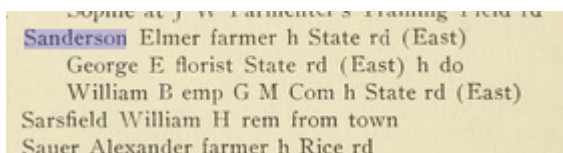
U. S. Census 1920 Wayland, Middlesex County, Massachusetts

William B. Sanderson, age 54, rents, born in Mass., occ. Lacquer room at watch factory. His wife Elsie L. (Rich), age 38, born in Mass.; Trueman F. age 14, son, born in Mass.; Thelma, age 12, daughter, born in Mass.; Norman B, age 4, son, born in Mass.

Edward Lee, age 46, own house – bank mortgage, farmer & poultry, born in Mass.; his wife Elizabeth, age 44, born in Mass.

Waltham suburban directory containing general directories of the residents, business directories, town officers, etc. of Weston, Wayland, Cochituate and Lincoln, Mass. Volume **1915-1916**

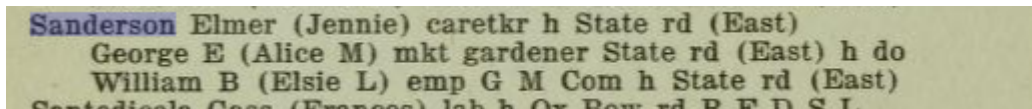
<https://archive.org/stream/walthamsuburband1516unse#page/110/mode/2up/search/Sanderson>




Copy at J. W. Fairbank's Training Field rd
Sanderson Elmer farmer h State rd (East)
George E florist State rd (East) h do
William B emp G M Com h State rd (East)
Sarsfield William H rem from town
Sauer Alexander farmer h Rice rd

Waltham suburban directory containing general directories of the residents, business directories, town officers, etc. of Weston, Wayland, Cochituate and Lincoln, Mass. Volume **1917-1918**

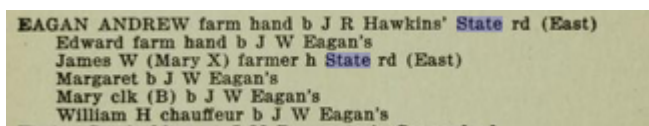
<https://archive.org/stream/walthamsuburband1718unse#page/88/mode/2up/search/Sanderson>



Sanderson Elmer (Jennie) caretkr h State rd (East)
George E (Alice M) mkt gardener State rd (East) h do
William B (Elsie L) emp G M Com h State rd (East)
Santedicola Cass (Frances) lab h Ox Row rd R F D S L



MARKET GARDENERS
Barton James Newton Weston
Buchold Max E Silver Hill rd Weston R F D S L
Fiske C Dexter Conant rd Weston K G
Lunt Charles Tower rd Lincoln R F D S L
PETERSON ANDREW P Wayland rd So Lincoln (See page 249)
Sanderson George E State rd (East) Wayland



EAGAN ANDREW farm hand b J R Hawkins' State rd (East)
Edward farm hand b J W Eagan's
James W (Mary X) farmer h State rd (East)
Margaret b J W Eagan's
Mary clk (B) b J W Eagan's
William H chauffeur b J W Eagan's

Waltham suburban directory containing general directories of the residents, business directories, town officers, etc. of Weston, Wayland, Cochituate and Lincoln, Mass. Volume **1919-1920**

<https://archive.org/stream/walthamsuburband1920unse#page/12/mode/2up>

Sanderson Elmer (Jennie) caretkr h State rd (East)
George E (Alice M) mkt gardener State rd (East) h do
William B (Elsie L) emp (Walth) h State rd (East)
Santodice Cass (Frances) lab h Ox Bow rd S L

Sears Francis B (Weston)

Nov 8 1925 Justice of the Peace

WAYLAND DIRECTORY

91

Linnehan John E farm foreman h Concord rd
Margaret wid John h **State** rd (East)
Mary b Mrs M Linnehan's
Thomas F engineer B & M R R b Mrs M Linnehan's
Timothy farmer h **State** rd (East)

Lee Edward F (Elizabeth A) milk State rd (East) h do
Everett G (Louise M) teamster h State rd (East)
Harry D farm hand h Plain rd
Helen B nurse b H D Lee's
James H (Elizabeth M) farmer h **State** rd (East)
John farm hand b G E Dwight's Cochituate rd
Margaret H wid Henry F h J H Lee's

Beck Albert H (Mabel E) (B) h Glezen lane

MARKET GARDENERS

Barton James Newton Weston
Buchold Max E Silver Hill rd Weston R F D S L
Lunt Charles Tower rd Lincoln S L
Peterson Andrew P Wayland rd So Lincoln
Sanderson George E **State** rd (East) Wayland

MASONS

DONALDSON ROBERT D Lexington rd Lincoln (See page 8)
Ringer Simeon P Main n Dudley Camp Cochituate

MEATS AND PROVISIONS

GRIMWOOD HENRY A Station rd Lincoln (See page C)
ROLLINS BROS Station rd Lincoln (See page C)
Jennings Charles D Glen rd Weston P O Newton Lower Falls
Kimball Everett A Summer n River Weston
Lee Edward F **State** rd (East) Wayland
Richardson George Old Conn Path (West) Coch
South Lincoln Dairy Co Concord rd Lincoln S L

Waltham suburban directory containing general directories of the residents, business directories, town officers, etc. of Weston, Wayland, Cochituate and Lincoln, Mass. Volume 1921-1922

<https://archive.org/details/walthamsuburband2122unse>

Sanderson Elmer (Jennie) caretaker h State rd (East)

Sanderson George E (Alice M) mkt gardener State rd (East) h do
William B (Elsie L) emp (Walth) h State rd (East)

Sears Francis B (Weston)

Nov 8 1925 Justice of the Peace/Dir.

Waltham National Bank

Beck Albert H (Mabel E) (B) h Glezen lane

MARKET GARDENERS

Barton James Newton Weston
Buchold Max E Silver Hill rd Weston R F D S L
Lunt Charles Tower rd Lincoln S L
Sanderson George E State rd (East) Wayland

Ward Anne b M Ward's
Annie H wid William h Rice rd
Annie I b Mrs M A Ward's
James rem to Cochituate
Kathryn b M Ward's
Mary A wid Willard B died June 20 1920
Michael (Mary) gardener h State rd (East)
Thomas clk b M Ward's
Thomas (Alice) carp h Stone Bridge rd

Severance George A (Annie S) farmer and roadside stand State rd (East) h do

98 WAYLAND DIRECTORY

Lee Harry D farm hand h Plain rd
Helen B nurse b H D Lee's
James H (Elizabeth M) farmer h State rd (East)
John farm hand b G E Dwight's Cochituate rd
Margaret H wid Henry F b J H Lee's
Linnehan James (Nora) carp h Glen rd
John lab b J Linnehan's
John E farm foreman h Concord rd
Margaret wid John h State rd (East)
Thomas F engineer B & M R R b Mrs M Linnehan's
Timothy farmer h State rd (East)

EAGAN ANDREW farm hand h State rd (East)
Edward farm hand b J W Eagan's
James W (Mary X) farmer h State rd (East)
Mary clk (B) b J W Eagan's
William H chauffeur b J W Eagan's

Forbes Mary A stenog b William Forbes'
William (Margaret F) farmer h State rd (East)

Bemis Charles W (Lettie) pansy grower Rice rd h do Coch
Lewis J farmer h State rd (East)

Waltham suburban directory containing general directories of the residents, business directories, town officers, etc. of Weston, Wayland, Cochituate and Lincoln, Mass. Volume 1926
<https://archive.org/stream/walthamsuburband26unse#page/102/mode/2up/search/Sanderson>

Sanderson Alice Mrs hkpr at A H Beck's Glezen lane
 Sanderson Elmer (Jennie) caretaker h State rd (East) opp Old
 Conn Path (East)
 Sanderson Trueman L student b W B Sanderson's
 Sanderson William B (Elsie L) farmer h State rd (East)

RANDOLPH FLORENCE L h State rd (East)
 Randolph Harry R (Emily A) gardener h Old Sudbury rd
 Randolph Walter E farm hand h State rd (East) c Glezen lane
 Ranney Herbert K (Emily D) watchman (B) h Plain rd

Lee Edward F (Elizabeth A) poulterer State rd (East) h do
 Lee Everett G (Louise M) rem to Waltham
 Lee Harry D (Mary E) trucking Plain rd h do
 Lee Helen B rem to Randolph
 Lee James H (Elizabeth M) farmer h State rd (East)
 Lee Margaret H wid Henry F b J H Lee's
 Levaggi John J (Terrace Garden) State rd (East) h do

Farmers continued

Ripley Francis B Sudbury rd Weston
 Rodier Joseph F Glezen rd Way
 Rooney John W jr off Main Lincoln S L
 Russell L Samuel State rd (West) Way
 Russell Waldo H State rd (West) Way
 Sargent Charles O State rd Lincoln R F D Lex
 Schwartz J Melvin Golden Ball rd West
 Severance George A State rd (East) Way
 Stephens William E Summer Weston State Brook

Sears Francis B (Marian B) pres (Walth Natl Bank Walth)
 h Crescent n Central ave
 Sears Francis B 3rd b F B Sears
 Sears Percival A (Priscilla A) cotton broker (B) h Meadow
 Brook rd

in Weston, MA

Severance George A (Annie S) farmer and roadside stand State
 rd (East) h do

EAGAN ANDREW A farm hand b T F Linnehan's State rd (East)

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WAYLAND DIRECTORY

Eagan Edward farm hand b J W Eagan's
 Eagan James W (Mary X) farmer h State rd (East)
 Eagan William H (Marie K) chauffeur b J W Eagan's

U.S. Census 1930 Wayland, Middlesex County, Massachusetts

Household No.	Name	Age	Sex	Marital Status	Occupation	Place of Birth	Year of Immigration	Education	Value of Real Estate	Value of Personal Property	Value of Total Assets	Value of Total Liabilities	Net Worth
96 101	Quanda Antonia E	10	F	W		Massachusetts							
	Glen A	21	M	W		Massachusetts							
	Beth	21	F	W		Massachusetts							
	Edith	21	F	W		Massachusetts							
	William A	24	M	W		Massachusetts							
	Agnes Anna	25	F	W		Massachusetts							
	Agnes Elizabeth	25	F	W		Massachusetts							
97 101	North Eric C	25	M	W		Massachusetts							
97 102	Anderson William D	25	M	W		Massachusetts							
	Beatrice	25	F	W		Massachusetts							
	William H	25	M	W		Massachusetts							
	Agnes	25	F	W		Massachusetts							
	Thomas B	25	M	W		Massachusetts							

The photograph must be on this paper, should have a light background, and be not over three inches in size.

SP-178 Blank must be completed and returned to the applicant. The fee is \$1.00. The fee is in currency or gold, silver or coin. The fee is not refundable. A woman's application must state whether she is married or not, and if married, when and where she was married. The fee must be submitted in a sealed envelope. The fee must be submitted in the Department of State, Division of Passport Control, Washington, D. C.

(FORM OF 1920)
DEPARTMENT OF STATE
PASS PORT
No. 1920
Issued JUL 2 1920
DIVISION OF PASSPORT CONTROL
WASHINGTON, D. C.

UNITED STATES OF AMERICA.

STATE OF Massachusetts
COUNTY OF Middlesex Single widow

I, Celia A. Loveman, a NATIVE and LOYAL CITIZEN of the UNITED STATES, hereby apply to the Department of State, at Washington, for a passport.

Mrs. Celia A. Loveman + my daughter Alice M. Loveman was in Massachusetts Jan 21, 1917

I solemnly swear that I was born at East Cambridge, in the State of Massachusetts, on or about the 25th day of June, 1894, that my father John J. Loveman of Woburn, Massachusetts, was born in Woburn, Massachusetts and is now residing at Woburn

(that he emigrated to the United States from the port of Liverpool, on or about March, 1841; that he resided eight years, uninterruptedly, in the United States, from 1... to 1841, at Woburn; that he was not naturalized as a citizen of the United States before the Court of ... at ...

as shown by the accompanying Certificate of Naturalization; that I have resided outside the United States at the following places for the following periods:

from ... to ...

and that I am domiciled in the United States, my permanent residence being at Woburn, in the State of Mass, where I follow the occupation of Housewife

My last passport was obtained from ... on ... and was ... I am about to go abroad temporarily; and I intend to return to the United States within 1 month with the purpose of residing and performing the duties of citizenship therein; and I desire a passport for use in visiting the countries hereinafter named for the following purpose:

England Husband's Birth visit to see baby
(Name of country) (Object of visit) (Object of visit)

I intend to leave the United States from the port of Boston, sailing on board the Winifredian on July 24th, 19 20

OATH OF ALLEGIANCE.

Further, I do solemnly swear that I will support and defend the Constitution of the United States against all enemies, foreign and domestic; that I will bear true faith and allegiance to the same; and that I take this obligation freely, without any mental reservation or purpose of evasion: So help me God.

Sworn to before me this 25 day June, 19 20 at Woburn, Mass.

Signature of applicant: Celia A. Loveman
Signature of official: Arthur W. ...
FEE RECD. JUN 28 1920
Deputy Clerk of the Court at

* A person born in the United States should submit a birth certificate with his application, or if the birth was not officially recorded, affidavits from the attending physician, parents, or other persons having actual knowledge of the birth.
† If the applicant's father was born in this country, this should be drawn through the blanks in brackets.

DESCRIPTION OF APPLICANT:

Age: 36 years Mouth: Square
 Height: 5 feet 3 inches, Eng. Chin: Medium
 Forehead: Medium Hair: Brown
 Eyes: Gray Complexion: Fair
 Name: French Race: Cauc
 Distinguishing marks: _____

IDENTIFICATION.


I, Royal H. Morse, solemnly swear that I am a (native) citizen of the United States; that I reside at 34 North St. Middlebury, Vt.; that I have known the above-named Beelia A. Bowers personally for 30 years and know (him) to be a native citizen of the United States; and that the facts stated in (the) affidavit are true to the best of my knowledge and belief.

Royal H. Morse
 Restaurant Keeper
 379 Main St. Middlebury, Vt.

Sworn to before me this 25 day
 of June 1920
 (State) Vermont at _____
 Clerk of the _____ Court at _____

Applicant desires passport to be sent to the following address:
Southbury
Vermont

A signed duplicate of the photograph to be attached hereto must be sent to the Department with the application, to be affixed to the passport with an impression of the Department's seal.



Corp. Elliott R. French - died Dec.22, 1944 (born March 25, 1925)
 He served with the 421st Combat Crew Training Squadron at Murdoc Army Airfield in California .
 He was one of 10 airmen killed in B-24J Liberator #44-40523 crashed into a mountainside of Mt. Gleason during a snowstorm, 8 miles northeast of La Cresenta in Los Angeles County, California. Burial unknown (perhaps National Cemetery in Phoenix, AZ) Memorial ID 148298921

I checked the South Middlesex County deeds online. Going backward:

1999 Mahoney from Allen E., Jeffrey M., Craig M. and Duncan S. Leonard

1998 Mahoney from Thomas Gary Nelson

1979 Thomas Gary Nelson from Arrowhead trustees

1987 Allen E., Jeffrey M., Craig M. and Duncan S. Leonard from Alice Leonard

1951 Allen P. and Alice (Cowern/French, daughter of Celia French) Leonard (1951) from Jane B. Herbert

1951 Jane B. Herbert from Alice M (Cowern) Leonard and Ruth (French) Wynn

1946 Frederick A. and Pearl R. Mix from Cora Morse (Celia A. (Morse) (Cowern) French's sister)

1933 Celia (Cowern) French from Alice MacGinnis

1933 Alice MacGinnis from Arthur E. and Celia (Cowern) French

Celia French is living there in the 1930 US Census. (1920 Census she was living in Sudbury)
The Frenchs had green houses on the Arrowhead property in 1930

U.S. Census 1920 Sudbury, Middlesex County, Massachusetts

Sutton Road

1926 Arthur and Celia (Cowern) French from George A. and Anastasia Severance

1923 George A. and Anastasia Severance from Frances B. Sears

1918 Frances B. Sears from Alfred and Lena C. Beck

1917 Alfred and Lena C. Beck from Walter G. and Elizabeth Lee

???? Walter G. and Elizabeth Lee from Caroline T. Jackman

1912 Caroline T. Jackman from Charles F. and Nellie M. Whittier

1908 Charles F. and Nellie M. Whittier from Frank P. and Margaret M. White

1905 Frank P. and Margaret M. White from George E. and Abbie F. Nolger

1889 Mary A. Hancock from George E. and Abbie F. Nolger

1889 George E. and Abbie F. Nolger from John, Lydia F. and Rebecca V. Humphrey

1882 Bela A. Humphrey from John L. and Margo C. Bickford

1874 John L. and Margo C. Bickford from James A. and Elizabeth Folsom

1874 James A. and Elizabeth Folsom from Alexander Freeman

1870 Alexander Freeman from Lucy A. and John P. Painter

1865 Lucy A. and John P. Painter from Charlotte S. and Henry R. Newton

???? Charlotte S. and Henry R. Newton from Isaac Warren

113 State Road West building appears on 1901 Weston Aqueduct plan