

(16.5) feet and eighty-seven (87) feet more or less to the point of beginning; containing 25,080 square feet of land, and be any or all of said measurements more or less and however otherwise said premises may be bounded, measured or described.

The grantors grant to the grantee as appurtenant to said parcel No. 25, and any future subdivisions thereof, a right-of-way in common with others entitled thereto to pass and repass over said twenty foot right-of-way to Bridge Street; also the right to lay and maintain pipes and conduits for water, gas, electricity and for steam and sewerage purposes within the limits of said twenty foot right-of-way and to use the same for all purposes for which streets are commonly used; and so much of parcel No. 25 as is shown within the boundary lines of said twenty foot right-of-way is hereby conveyed subject to the same rights, which rights are appurtenant to parcel No. 26 shown on said plan and to any future subdivisions of said parcel. For title see deed from Lambert O. Nichols to Lambert O. Nichols et al, Co-partners, dated January 1, 1944, recorded with Middlesex South District Registry of Deeds in Book 6738, Page 16.

SECOND PARCEL

A certain parcel of land situated on California Street in said Newton, being Lot 26 in Block C as shown on a plan of Charlesbank Parkway, Newton, Mass., W. A. Mason & Son, Surveyors, dated October 21, 1913 and recorded with Middlesex South District Deeds as filed Plan No. 527, and bounded and described as follows:

Beginning at a point on the Northwesterly side of California Street at the corner of land now or formerly of the Aetna Mills, thence running Northeastorly about ninety-five (95) feet; thence turning and running Northwesterly by said land now or formerly of the Aetna Mills, eight and 40/100 (8.40) feet; thence turning and running Northwesterly again along said land now or formerly of the Aetna Mills, seventy-three (73) feet; thence turning and running Southwesterly by land now or formerly of the Metropolitan Park Reservation, sixty-four and 42/100 (64.42) feet; thence turning and running Southerly by land now or formerly of the Metropolitan Park Reservation, seventy-nine and 86/100 (79.86) feet to California Street; thence turning and running Easterly along said California Street, fifty-five (55) feet to the point of beginning. Containing 9125 square feet according to said plan, and being the same premises conveyed to us by deed of Lambert O. Nichols dated January 1, 1944, duly recorded with said Deeds in Book 6738, Page 15.