

# The History Of Nativity's Property

Glen Campbell, August 2025



*Figure 1: Restored historical photo (courtesy of the Northborough Historic Society) from the late 1800's. Howard Street Near The Future Nativity Property (cemetery at right – Yates and/or Johnson fields at left)*



As a member of Nativity, I had always heard that the church was built on some old farm land, and I was intrigued to learn more. Not too long ago, my wife worked through some papers she had around the house and turned up a history of the parish that was compiled by Mildred Smith in 1975. In that history, she spoke of “the seven-acres Haskins farm”, and armed with that, I proceeded to the Northborough Assessor's Office where a very helpful lady there found the deed for the “Haskin's Farm” and showed me how to access the Massachusetts Registry of Deeds for more information. Little did I realize at the time what a rabbit hole I was to fall into as a result of that tutelage. I also accessed much genealogical information about the people referenced herein from Ancestry.com. So in this process, I have “heard the voices of our predecessors” in a figurative way and have almost become acquainted with them – knowing where they were born, their parents, their children and their livelihood.

The intent of this history is to show where the Nativity property came from historically, how that relates to the history of Northborough, and that some historically important people were involved in that process. The table below lists a kind of executive summary showing briefly who did what in this history. Following the table, a more detailed description with diagrams of the sequence of events is shown. At the end of the document, I have included the full text of the relevant deeds as well as selected biographies of the persons involved, where the life history seemed outside the narrative.

Note – there is significant ambiguity in the early records concerning the Fay's and the Brigham's property records. I resolved the ambiguity when necessary in favor of the Fays, as later records that are more certain determine Fay ownership of the lands in question.

# Executive Summary

Date	Old Owner	Years Held	New Owner	Price	What Happened
1671	Massachusetts General Court	N/A	John Fay		John Fay, Thomas King, John Howe, Sr., and Peter Bent petition the court for a land grant in Marlborough Plantation. This land grant encompasses the current Nativity property.
1690	John Fay	19	Gershom Fay Sr.		John Fay dies, and his son Gershom Sr. inherits his land. During John's life, Westboro and Northboro are ceded from Marlboro and his property is included in those transactions.
1720	Gershom Fay, Sr.	30	Paul Fay	£200 from each son	Gershom Sr. dies, and his land is split between his four sons, Paul, Timothy, Silas and Gershom Jr. Paul's portion contains the future Nativity property.
1790	Paul Fay	70	Asa Fay		Paul dies, and his son Asa inherits the farm.
1837	Asa Fay	47	Abraham and Lewis Fay		Asa dies and his two sons, Abraham and Lewis inherit the farm.
1838	Abraham Fay	1	Lewis Fay	\$0 (quit claim)	Lewis's brother Abraham, quit-claims his portion of the title of the 220 acre farm inherited from his father Asa to Lewis.
1851	Lewis Fay	13	Joseph T. Fay	\$4000	Sold 62 acre portion of the farm to his eldest son Joseph.
1867 (Apr)	Joseph T. Fay	16	Warren T. Bush	\$6300	Joseph sold the same tract to Bush, Johnson and Clark.
1867 (Oct)	Warren T. Bush	0.5	Samuel Clark	\$950	Bush subdivided the 62 acre lot into a 17 acre lot and sold the property to Clark, the town attorney
1869	Samuel Clark	2	Henry L. Fay & Richard R. Yates	\$1100	Clark sells the same 17 acres to Fay/Yates
1875	Henry L. Fay & Richard R.	6	Richard R. Yates	\$495	Fay/Yates subdivided the 17 acre lot into a 7+ acre lot and

	Yates				Yates took possession of that, which boundaries encompass what would become the Nativity property
1875	Richard R. Yates	N/A	North-borough Inhabitants	\$76	Yates sells 0.425 acres of his property to the town which then creates the Northborough Gravel Pit
1896	Richard R. Yates	21	Emily E. Leonard (Yates)	\$0 (quit claim)	Yates dies and his wife Emily Sr. inherits the property
1924	Emily E. Leonard (Yates)	28	Jennie A. Yates (Duplessis) and Emily (Jr.) J. Yates (Cary)	\$0 (quit claim)	Emily Sr. dies and her surviving daughters, Jennie and Emily, inherit the property (inheritance was formalized in 1925)
1938	Jennie A. Yates (Duplessis) and Emily (Jr.) J. Yates (Cary)	14	Basil K. Haskins	Not given	Jennie and Emily Jr. sell property to Haskins. This does not include the Gravel Pit.
1940	Northborough Inhabitants	65	Basil K. Haskins	<\$100	Northborough puts up the Gravel Pit for auction and Haskins buys it back
ca. 1940	N/A	N/A	N/A	N/A	Sometime in the '40s Haskins builds what is to become the Vicarage/Rectory.
1960	Basil K. Haskins	22	Diocese of Western Massachusetts	Not given	Haskins sells the property (including the Gravel Pit) to the diocese which holds the deed for Nativity pending paying back the interest-free loan the diocese "gives" Nativity.
1981	Diocese of Western Massachusetts	21	Church of the Nativity	<\$100	The diocese transfers the deed to the parish after the interest-free loan has been repaid.



## Detailed History

The Nativity Property story starts with a very important family in the history of Massachusetts – the Fay family. These pioneers came to what was then part of Marlborough and established their presence in the mid 1600s and stayed until the mid 1800s. During that time, they owned large portions of what became Northborough and committed much of their time and livelihood to the town. Much of what is related here comes from “Fay Geneology” by Orlin P. Fay as held by the New England Historic Society.

In about 1648, John Fay was born in England. He boarded the ship “Speedwell” when he was eight years old and on May 30, 1656 departed for Boston, MA. It took about a month to cross the Atlantic, but they arrived safe and sound on June 27<sup>th</sup>.

John Fay headed to Sudbury, where he had some relatives or friends (it's not clear which). These same friends soon relocated to a new land grant given unto them, which was called thereafter Marlborough Plantation. King Phillip's war forced their evacuation to Worcester and thereafter to Watertown. After the war in 1678, John Fay, having achieved the age of majority, having married, having sired four children, and having suffered the demise of his first wife, returned to Marlborough and settled in the south part of town. His property contained, among others, the present-day Nativity holdings.

He remarried to a certain Susanna Shattuck in 1678 and sired four more children, in addition to the seven she had from a previous marriage. In these days, remarriage was primarily due to the death of the previous spouse.

Upon John Fay's death in 1690, the farm passed to his youngest son Gershom (born in 1681) who held it until his death in 1720. During Gershom's lifetime, Marlborough ceded

property to today's town of Westborough which subsequently ceded property to today's Northborough, and thus without changing residences, he lived in three different towns without ever changing residences. He was active in the community and church during his lifetime, being Surveyor, Constable and committee member for building the first meeting house in Westborough. He built the first saw mill in Northborough which was on Cold Harbor Brook 300 yards east of the Unitarian church. The so-called Mill Pond today serves as a silent commemoration of that saw mill site. He is buried in the Old Common Cemetery in Marlborough.

King Phillip's War had ended rather uneventfully for the Marlborough / Westborough / Northborough residents, but during Gershom's day, hostilities were still present. His wife, Mary Brigham Fay, the daughter of him considered to be the founder of Northborough, John Brigham, was involved in a tragic result of these sentiments. The following story I quote from the Fay Genealogy aforementioned.

"As a protection, palisades were erected around many of the houses to serve as a fort or resort to which the families in the neighborhood might repair in case the Indians should make their appearance. In 1707 a tragical event occurred in Marlboro in that part of the township now included in Northboro. Among the garrison houses in town at that time was one known as Samuel Goodnow's near the stream called Stirrup Brook. This garrison was designed as the resort of the families of Nathaniel Oakes, Jonathan Forbush and Gershom Fay, as well as that of Mr. Goodnow. This precaution undoubtedly saved the life of Mrs. Fay and her two oldest children.

"In 1707, Aug. 18, Mary Brigham Fay and Miss Mary Goodnow, daughter of Samuel Goodnow, were gathering



herbs in a meadow when they saw 20 or more stout Indian warriors stealthily approaching them. They immediately ran for the fort. Mrs. Fay with her children succeeded in reaching it and closing the gate before her pursuers could overtake her. Fortunately there was one man in the garrison, the rest of the men being at work in the field. The savages attempted to break through the enclosure but were repelled by the heroic defenders within, Mrs. Fay loading the muskets belonging to the fort and handing them to her companion: whether it was her husband, or not, we do not know, but he was able to keep a constant fire upon the enemy till a party of their friends in the field, hearing the report of the muskets, came to their relief and the enemy fled. Thus was the life of this woman and her two helpless children saved by her own heroism.

“On the other hand, Mary Goodnow, being lame, could not escape from her merciless pursuers. She was overtaken, seized and dragged into the woods across Stirrup Brook and inhumanly murdered and scalped, her mangled remains were found and buried a few days after and her grave was visible 180 years afterwards. The Indians were pursued and overtaken and a battle ensued in which two white men and nine Indians were killed. The packs of the Indians fell into the hands of the whites and in one of them was found the scalp of Miss Goodnow, which furnished the first clue of her melancholy fate.”

Mary Brigham Fay raised the children left by Gershom's early death as a single mother, further proving her aforementioned courage and pluck. In 1747, she transferred her father's (John Brigham's) property to her youngest son Paul, then 28 years old.

Upon Gershom's death, his holdings were split between his four sons: Gershom Jr., Silas, Timothy and Paul. The portion of the farm containing the future Nativity property passed to Paul (born 1719) who held it until his death in 1790. At that point, Paul owned a considerable portion of what is now Northborough. He was an active member of the first precinct meetings in 1746, Constable for the North part of Westborough in 1752, Tythingman 1764, Soldier in the earliest part of the war of the Revolution and drew for his services \$170 from the town. He is buried in the Northborough Howard Street Cemetery.

I took information from an 1830 map published by the Northborough Historic Commission and surmised which son inherited their parcel of land in the various areas based upon the ownership indicated on that map. I have included the deeds of the transactions, but these deeds have descriptions of the land that made sense to the parties involved at the time, but those descriptions are very difficult to follow in our present day as the physical markers are either missing or obscured by the passage of time. See Figure 2 (below) for my best guess at the distribution of the land.

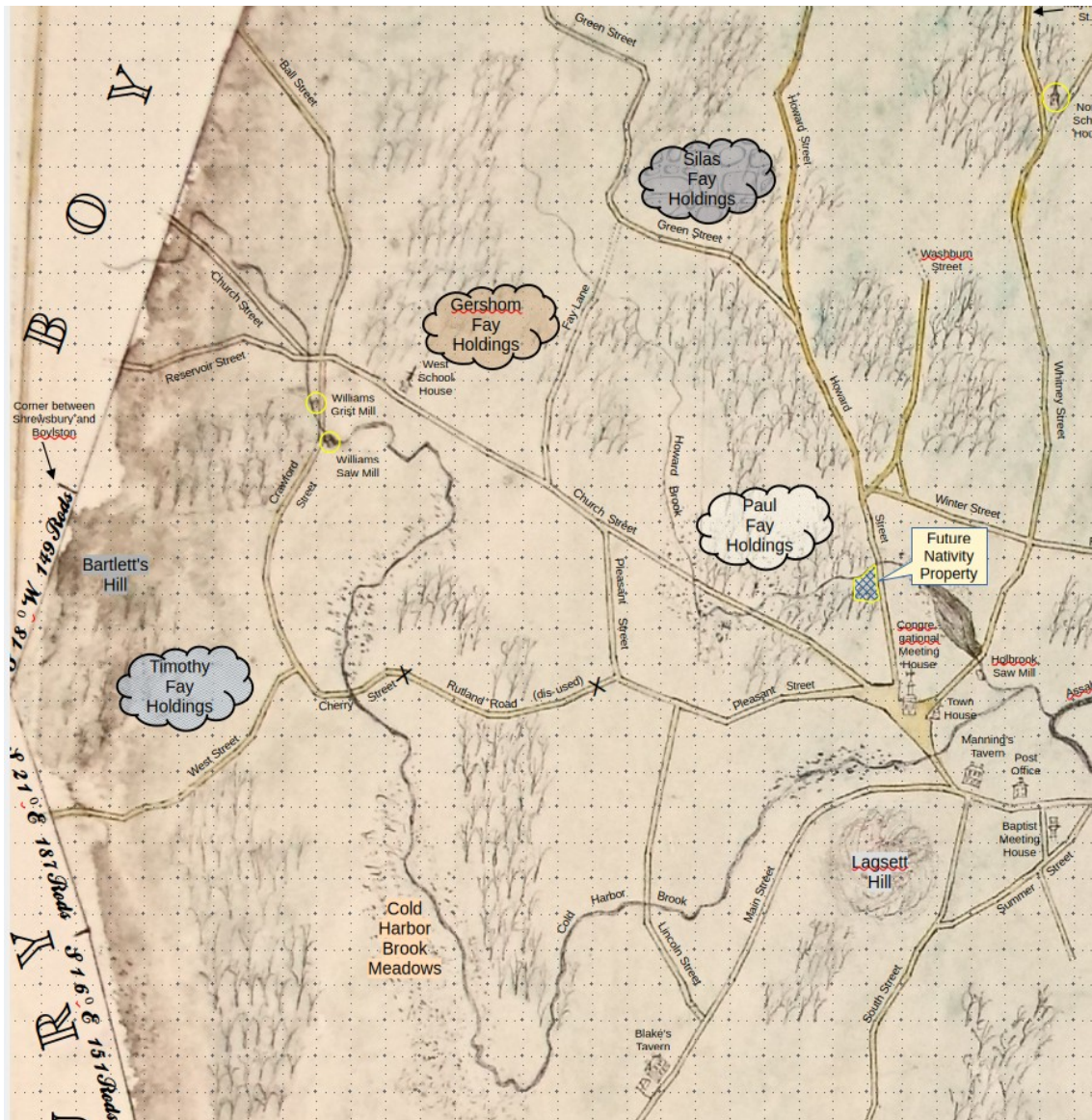


Figure 2: Gershom Fay Sr. Distribution of Land - 1830 Historic Map (My Additions)

Upon Paul's death, the farm passed to his son Asa (born 1761), who held it until his death in 1837. He was Fence Viewer in 1803 and 1811, but generally declined all town offices except that of moderator, in which position he excelled. He is buried in the Northborough Howard Street Cemetery. Then the farm passed to his son Lewis (1794 – 1880). He lived as a farmer in Northborough for his entire life and is buried in the Howard Street Cemetery. Before his death, he subdivided the property and transferred the portion of it containing the future Nativity property to his eldest son Joseph



T. in 1867. Joseph sold this property in 1867, left Northborough, and died in Chicago.



Figure 3: Paul Fay  
(1719 - 1790)



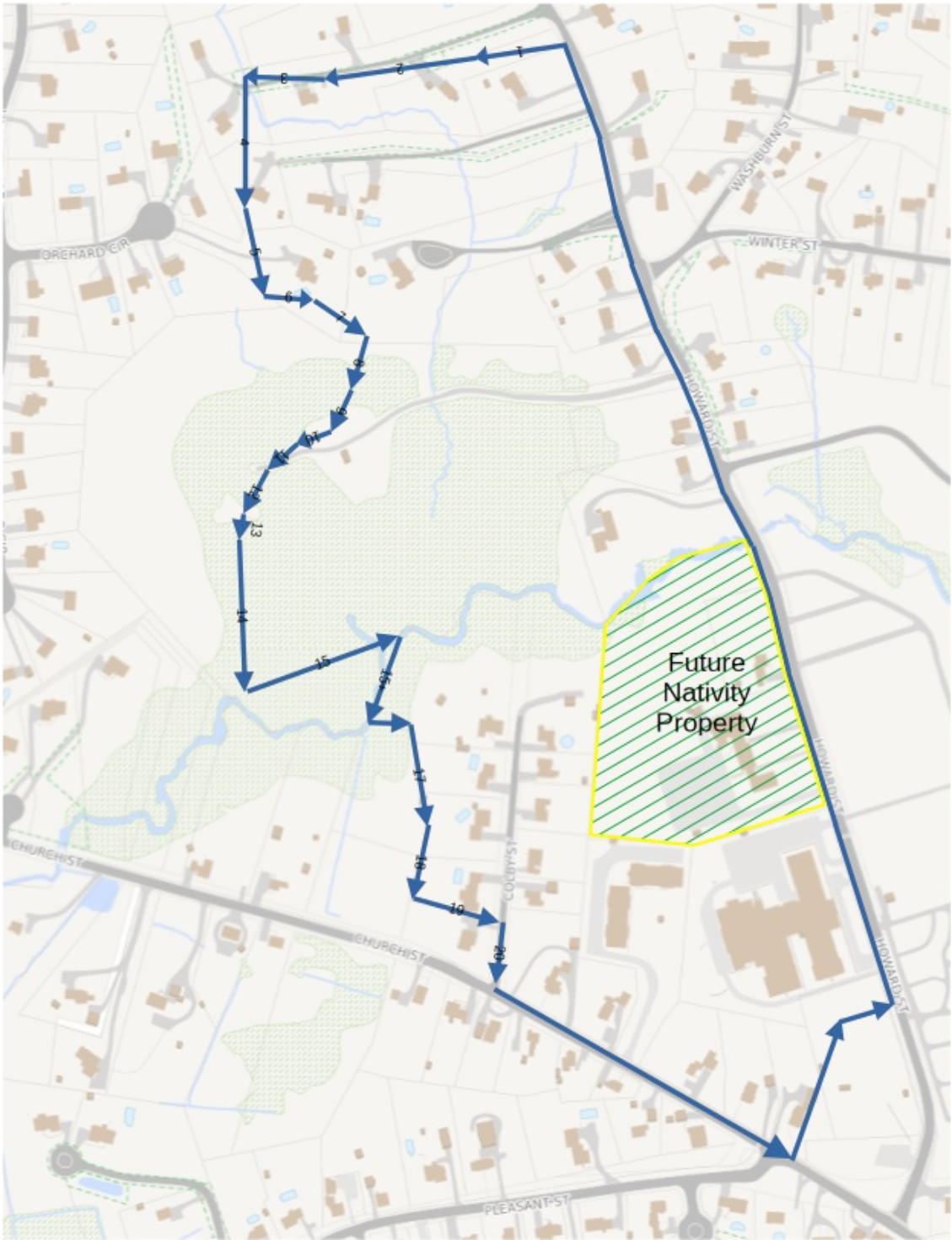
Figure 4: Asa Fay  
(1761 - 1837)



Figure 5: Lewis Fay  
(1794 - 1880)

About this time, the industrial revolution was changing the landscape of New England and the comb manufacturing business had come to Northborough such that during the mid and late 19<sup>th</sup> century, business was booming. To start it all, in 1839 Wilder Bush and Silas Haynes bought 25 acres near what is now Pepper's Catering (Pepper's Artful Events). There was plenty of water power with the nearby confluence of Howard Brook, Cold Harbor Brook and Assabet River, so it was a great manufacturing location. Wilder's younger brother, Warren T. Bush<sup>WTB</sup>, got in on the action in 1841 when he came to town. In April of 1867, as he (Warren) was in the midst of his very successful comb manufacturing business, he teamed up with Joshua J. Johnson, a practicing town physician, and Samuel Clark<sup>SC</sup>, the town attorney and head real-estate guy, and purchased from Joseph T. Fay a very extensive piece of property (approx. 65 acres) which contained the small portion

which has become to us the Nativity Property. See Figure 6 (below) for a pictorial view of the property.



*Figure 6: Joseph Fay to Warren Bush 1867. Deed lines overlay modern boundaries.*

As a side note, while reducing the deed to the pictorial map above, I noticed one of the descriptions of the property which read, “Thence Northerly by said road [Howard Street] one hundred and fifty one rods and 20 links. (2504.7 feet) to a large rock.” Most of the physical marks referenced in these



historical deeds are either no longer extant, or very difficult to find. However, I did drive my car on Howard Street using my trip meter and measuring the 51 rods and 20 links, and believe I found that “large rock”. Here is a picture of it – 131 Howard Street. It looks rather small in this picture, but in real life, it appears much more prominently.



OK, back to the history narrative. Then in October of 1867, Warren T. Bush subdivided the big tract of land he owned jointly with Johnson and Clark and sold/transferred to Samuel Clark “two undivided third parts of a certain tract of wood and mowing land situated near the center of said Northboro and lying on the Boylston and Berlin Roads” for \$950. See Figure 7 for a pictorial representation of the text of the deed.



Figure 7: Warren Bush to Samuel Clark 1867 Deed

In 1869, Samuel Clark sold Henry L. Fay<sup>HLF</sup>, Joseph Fay’s younger brother, and Richard R. Yates<sup>RRY</sup> the same 17 acres he received from Warren Bush in 1867, but for the new price of \$1100. Clark, being a lawyer, was obviously not able to dedicate time to farming his land, so he sub-let or leased to tenants. In the 1869 deed, provision was made as follows:

*“Reserving to E. R. Wixon, his heirs and assigns, the crop of oats now growing on said land, and the right to enter and remove said crop when grown. Also reserving to E. Gibson (Everett Wilder Gibson, died 1880?) the right to enter on said land to remove the wood on said lot belonging to him until the first day of June next.”*





Figure 8: Richard Rush Yates (1834 - 1896)



Figure 9: Samuel Clark (1809 - 1891)

Then on November 22, 1875, Henry L. Fay sold/transferred to Richard Yates a portion of that land they had obtained in 1869 across from the Northborough Cemetery for \$495. Yates then sold a portion of the property to the “inhabitants of Northborough” for \$76 for what was to become the Northborough Gravel Pit. The remaining property became the genesis of the property on which Nativity is now situated.



Figure 10: Property per Deed in 1875. Berlin Road was subsequently renamed Howard Street

See Figure 10 for a pictorial view of the text of the two deeds.

Richard Yates died in 1896 and his wife Emily inherited the property which she held until her death in 1924, at which point her daughters Jennie and Emily inherited the land. In 1938,

Jennie and Emily decided to sell the property to Basil Kennard Haskins<sup>BKH</sup>. By this time, the daughters had married and were known by the names Jennie Duplessis and Emily Cary.

In June of 1940, the town of Northborough put up the Gravel Pit for auction, and Basil Haskins was the highest bidder. He became the owner of that property on June 25, 1940.

The text describing the property in both of these deeds (of 1938 and 1940) was identical to the text in the 1875 deed.

On April 14, 1960, Haskins sold the property (including the former Gravel Pit) to the Diocese of Western Massachusetts. The Diocese held the mortgage on the combined property while the members of the new mission, Church of the Nativity, renovated Haskin's house for suitable use as a residence for the new vicar. Meanwhile, construction began on what is now the Nave and the offices/classrooms in the bridge between the Nave and what is now the Parish Hall. Then in 1981, said construction being completed, Nativity had paid off the diocese and the diocese had also granted Nativity parish status, so title was transferred from the diocese to the Church of the Nativity.

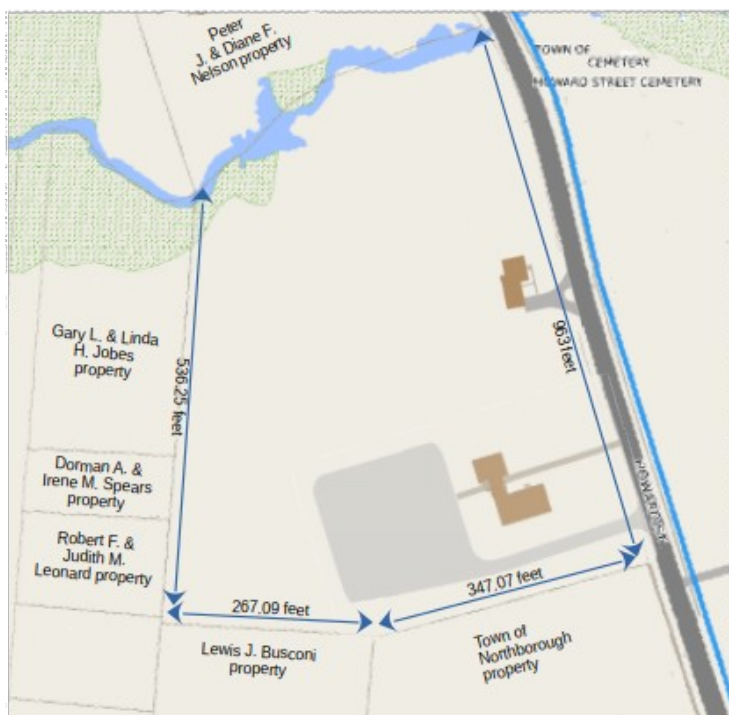


Figure 11: Nativity Property in 1989

In 1989, plans were drawn up for the expansion of Nativity to construct what is now the Parish Hall and adjoining bridge between to the office area and Nave. A detailed survey was drawn up by Guerard Survey Company of Westborough confirming the extent of the property with the terms of the

previous deeds. The various rocks and other physical markers noted in the historical deeds were located (as possible) by the survey company, as well as detailed soil and flood plane (Howard Brook) analysis was done for installation of the septic system. See Figure 11 for a simplified interpretation of the survey map.

In September of 1991, construction of the new facilities was completed and the church took the present form. In 2004 additional plans were drawn up for another significant expansion, but those plans were never implemented due to lack of funds.



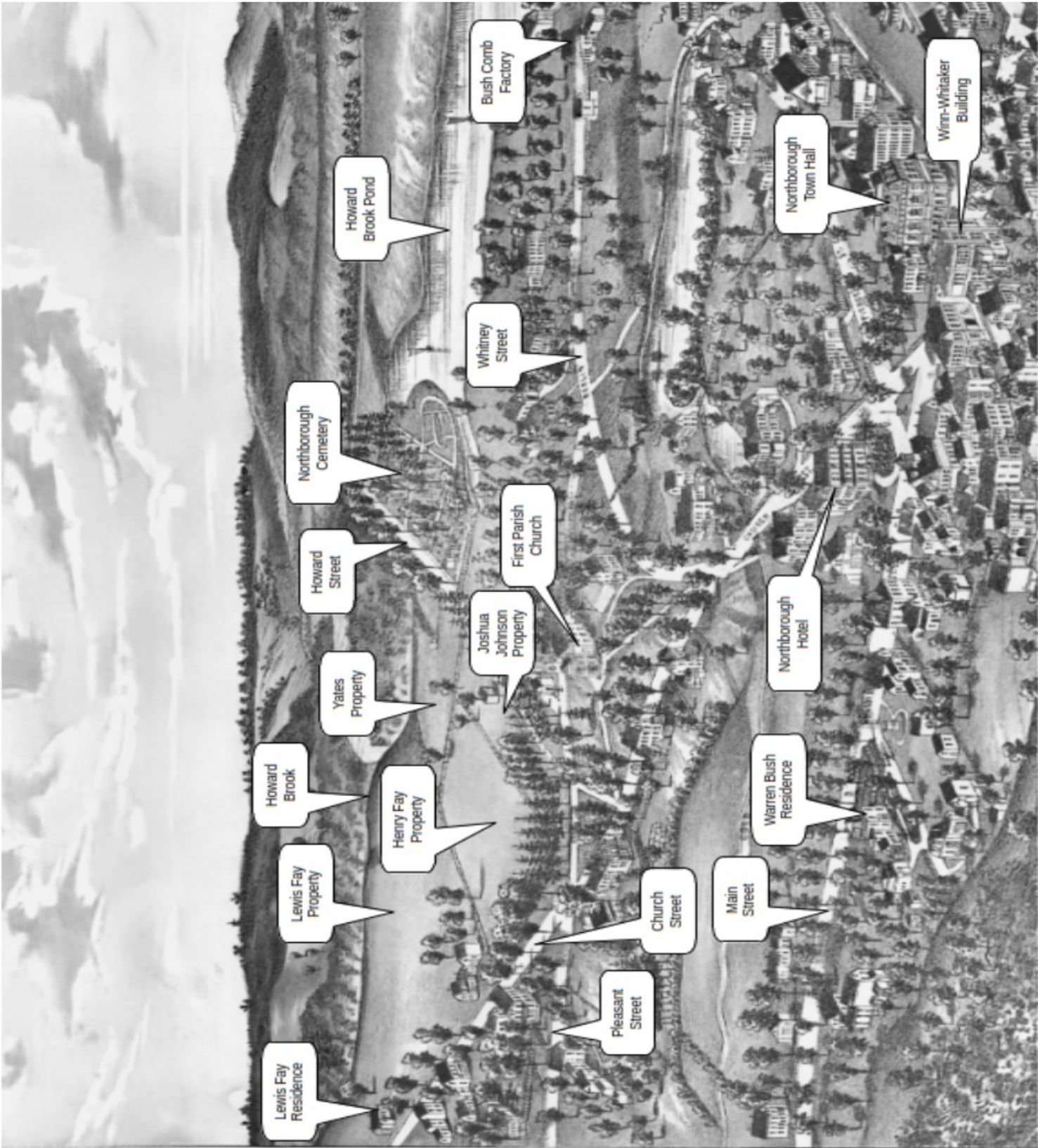
Figure 12: Nativity Property 2025



## **Pictorial View Of Property Area Mid 19<sup>th</sup> Century**

In Figure 13 below, I have annotated a section of an 1887 map of Northborough with interesting points in this history. The “Yates Property” is the future property of Nativity. The Northborough Cemetery (now the Howard Street Cemetery) is across the street, but at this time, Howard Brook had been dammed at Whitney Street to form a large pond. That pond, when drained, will form the present “new” section of the Howard Street Cemetery. Lewis Fay is the father of Henry Fay and Joseph. T. Fay. The Northborough Hotel, on the corner of Main Street and Church street burned down in 1926 and is now the Mobil gas station. The Winn-Whitaker building is the same building as the current building at the corner of Main and South Street, with the top two floors removed. The Northborough Town Hall depicted burned down in 1985, and the current building on that location is a similar reconstruction of the original.

Figure 13: Northborough Map of 1887 With Yates + Henry Fay Locations



## **Appendix – Full Text Of Relevant Deeds**

The book and page numbers below refer to Worcester County Registry of Deeds records. Deeds recorded in the 18<sup>th</sup> century are mostly printed forms with blanks that were filled in with hand-written details. In my transcriptions, I attempted to keep the digital representation looking like the original document, thus the “old English” fonts. Some of the hand-written sections were extensive and hard to read. The deeds recorded in the 19<sup>th</sup> century were entirely hand written (no pre-printed form) and the cursive writing was quite legible. The 20<sup>th</sup> century deeds were recorded as type-written documents and I was able to OCR those into the digital text included in this document. The earlier deeds I by necessity had to transcribe by hand.

# Gershom Fay To Silas Fay

1740 – Book 13 Page 239

**T**o all people to whom these Presents shall come,  
Greeting. Know Ye, That I, Gershom Fay of  
Westborough in the County of Worcester, within His  
Majesty's Province of the Massachusetts Bay in New England,  
Yeoman, For and in Consideration of the Sum of Two hundred  
pounds in good bills of credit to me in Hand before the  
Ensealing hereof, well and truly paid by Silas Fay of the  
above-said Town and County, husbandman, the Receipt  
whereof I do hereby acknowledge, and myself therewith fully  
satisfied and contented; and thereof, and of every Part and  
Parcel thereof, do exonerate, acquit and discharge him the  
said Silas Fey, his Heirs, Executors and Administrators forever  
by these Presents: HAVE given, granted, bargained, sold,  
aliened, conveyed and confirmed: and by these Presents, Do  
freely, fully and absolutely give, grant, bargain, sell, aliene,  
convey and confirm unto him the said Silas Fay, his heirs, and  
assigns forever, a certain piece or parcel of land and  
meadowland legitimately in and being within the bounds &  
limits of the Township of Westborough aforesaid being part of  
the Estate of Gershom Fay, deceased, containing fifty acres  
by estimation be it the same more or less, and is butted and  
bounded as followeth: Easterly upon the land of Jonathan  
Hayward said from Rutland Road unto the beaver dam,  
thence running Westerly by the Brook unto the spring, and  
from thence bounded by the meadowland of the Widow Mary  
Fay, Westerly unto the hill by the Spring. Thence Northerly by  
the said Mary Fay land unto a stake and heap of Stones,  
Westerly to a heap of stones on a stump, thence Southerly



running to a heap of Stones bounding on the said Gershom Fay's own land, thence Southwesterly by said Gershom Fay's own land to another heap of stones. Thence Westerly unto the said Rutland Road and Southeasterly by the said Road to the place where it begins.

And twenty acres of woodland by estimation be it more or less, lying on the West side of the Hill next to John Danforth and is bounded as followeth: beginning at a heap of stones at the Corner of Simeon Hayward's pasture which he bought of the said Gershom Fay at the Quad & runs Southerly by the Town Highway unto a black oak stand, then running Northeasterly to a black oak tree marked, then runs easterly to a heap of stones [the deed is a little hard to read here] at the South corner of the fern on hinad rice ash and Thence Northerly by Land his resr to the place where it first began.

**To Have and to Hold** the said granted and bargained Premises, with all the Appurtenances, Privileges and Commodities, to the same belonging, or in any wise appertaining to him the said Paul Fay, his Heirs and Assigns forever. To his and their only proper Use, Benefit, and Behoof forever. And I the said Gershom Fay, doth for myself, my Heirs, Executors and Administrators, do covenant, promise and grant to and with the said Silas Fay, his Heirs and Assigns, that before the Ensealing hereof, I am the true, sole and lawful Owner of the above bargained Premises, and am lawfully seized and possessed of the same in my own proper Right, as a good, perfect and absolute Estate of Inheritance in Fee Simple: And have in myself good Right, full Power and lawful Authority, to grant, bargain, sell, convey and confirm said bargained Premises in Manner as aforesaid: And that the said Silas Fay, his Heirs and Assigns, shall and may from Time to Time, and at all Times forever hereafter, by Force and Virtue of these

Presents, lawfully, peaceably and quietly Have, Hold, Use, Occupy, Posses and Enjoy the said demised and bargained Premises, with the Appurtenances, free and clear, and freely and clearly acquitted, exonerated and discharged of, from all and all Manner of former or other Gifts, Grants, Bargains, Sales, Leases, Mortgages, Wills, Entails, Jointures, Dowries, Judgments, Executions, or Encumbrances, of what Name or Nature soever; that might in any Measure or Degree obstruct or make void this present Deed.

**F**urthermore, I, the said Gershom Fay for myself, my Heirs, Executors and Administrators, do Covenant and Engage the above demised Premises to him the said Silas Fay, his Heirs and Assigns, against the lawful Claims or Demands of any Person or Persons whatsoever, ever hereafter to Warrant, Secure and Defend by these Presents.

In Witness whereof the said Gershom Fay have hereunto set my hand & seal this 25th day of December in the year of our Lord 1734/5 and in the Eighth year of the Reign of our Sovereign Lord George the Second of Great Britain the King.

Gershom Fay seal. Thomas Billing. Jonathan Livermore.

Worcester January the 7th, 1737/8 the within month said Gershom Fay personally appeared before me and subscribed and acknowledged the within written Instrument to be his voluntary act & deed. John Keyes, Justice of the Peace.

September 17<sup>th</sup>, 1740 Received and accordingly entered and Examined. (signed) John Chamberlin, Registrar.

# Gershom Fay To Timothy Fay

1740 – Book 13 Page 234

**T**o all people to whom these Presents shall come,  
Greeting. Know Ye, That Gershom Fay of  
Westborough in the County of Worcester, in His  
Majesty's Province of the Massachusetts Bay in New England,  
husbandman, For and in Consideration of the Sum of Two  
hundred pounds in good lawful money of New England to me  
in Hand before the Ensealing hereof, well and truly paid by  
Timothy Fay of the above-said Town, County and province,  
husbandman, the Receipt whereof I do hereby acknowledge,  
and myself therewith fully satisfied and contented; and thereof,  
and of every Part and Parcel thereof, do exonerate, acquit and  
discharge him the said Lord Timothy Fay, his Heirs, Executors  
and Administrators forever by these presents: HAVE given,  
granted, bargained, sold, aliened, conveyed and confirmed:  
and by these Presents, Do freely, fully and absolutely give,  
grant, bargain, sell, aliene, convey and confirm, unto him the  
said Timothy Fay, his Heirs, and assigns forever, a certain  
parcel of land situated, lying and being within the bounds &  
limits of Westborough abovesaid containing fifty acres by  
estimation be it the same more or less, and is butted and  
bounded Southerly and Westerly by Rutland Road and Town  
highway, Northwesterly and Northerly by the land of Simion  
Hayward and Easterly by the Mowing land of the Widow Mary  
Fay and the Land of Silas Fay.

And also two acres be it the same more or less the which was  
purchased of William Halloway & is bounded Easterly &  
northerly by the land Rutland Road, Westerly & southerly by  
the Land of the above-said William Halloway.

**To Have and to Hold** the said granted and bargained Premises, with all the Appurtenances, Privileges and Commodities, to the same belonging, or in any wise appertaining to him the said Timothy Fay, his Heirs and Assigns forever. To him and their only proper Use, Benefit, and Behoof forever. And I the said Gershom Fay, for myself, my Heirs, Executors and Administrators, do covenant, promise and grant to and with the said Timothy Fay, his Heirs and Assigns, that before the Ensealing hereof, I am the true, sole and lawful Owner of the above bargained Premises, and am lawfully seized and possessed of the same in my own proper Right, as a good, perfect and absolute Estate of Inheritance in Fee Simple: And have in myself good Right, full Power and lawful Authority, to grant, bargain, sell, convey and confirm said bargained Premises in manner as aforesaid: And that the said Timothy Fay, his Heirs and Assigns, shall and may from Time to Time, and at all Times forever hereafter, by Force and Virtue of these Presents, lawfully, peaceably and quietly Have, Hold, Use, Occupy, Posses and Enjoy the said demised and bargained Premises, with the Appurtenances, free and clear, and freely and clearly acquitted, exonerated and discharged of, from all and all manner of former or other Gifts, Grants, Bargains, Sales, Leases, Mortgages, Wills, Entails, Jointures, Dowries, Judgments, Executions, or Encumbrances, of what Name or Nature soever, that might in any Measure or Degree obstruct or make void this present Deed.

**Furthermore**, I, the said [Gershom Fay] for myself, my Heirs, Executors and Administrators, do Covenant and Engage the above demised Premises to him the said Timothy Fay, his Heirs and Assigns, against the lawful Claims or Demands of any Person or Persons whatsoever, for ever hereafter to Warrant, Secure and Defend by these Presents.

And Hanah the wife aforementioned of said Gershom Fay doth by these presents freely & willingly give, yield up and surrender all right of Dower and power of Title, of, in and unto the premises of him, the said Timothy Fay to his heirs and assigns. In witness whereof, the said Gersham Fay & Hanah my wife have hereunto set our hand & seal this 25<sup>th</sup> day of May, in the first year of his Majesty's Reign Anno Domini 1738.

(signed) Gershom Fay (seal)

(signed) Hanah Oakes Fay (seal)

Signed, sealed & delivered in presence of said Silas Fay, Jonathan Oak.

Worcester April 9th, 1740 Gershom Fay & Hanah Fay within named personally appeared and acknowledged the within written Instrument by them SOMETHING to be their voluntary act & deed. John Keyes, Justice of the Peace September 17, 1740.]

September 17<sup>th</sup>, 1740 Received and accordingly entered and Examined. (signed) John Chamberlin, Registrar.

# Mary Brigham Fay To Paul Fay

1747 – Book 47 Page 222

**T**o all people to whom these Presents shall come,  
**G**reeting. Know Ye, That I, Mary Fay of Westborough  
in the County of Worcester, in the Province of the  
Massachusetts Bay in New England (widow, Woman), For and  
in Consideration of the Sum of Eight pounds to me in Hand  
before the Ensealing hereof, well and truly paid by Paul Fay of  
the Town & County and Province Above said, Yeomen, the  
Receipt whereof I do hereby acknowledge, and myself  
therewith fully satisfied and contented; and thereof, and of  
every Part and Parcel thereof, do exonerate, acquit and:  
discharge him the said Paul Fey, his Heirs; Executors and  
Administrators, forever by these Presents: HAVE given,  
granted, bargained, sold, conveyed and confirmed; and by  
these Presents, Do freely, fully and absolutely give, grant,  
bargain, sell, aliene, convey and confirm, unto him the said  
Paul Fay and to his Heirs and Assigns forever All my Right of  
Common undivided Land Without the Cow Common,  
belonging to the Propriety of Marlborough and is five lures and  
the sixth part of five lures and is of the fifth and sixth Division  
and is upon the Right of Mr. Thomas Wheeler and given to me  
by My Honored Father John Brigham In his Last Will and  
Testament.

**To Have and to Hold** the said granted and bargained Premises,  
with all the Appurtenances, Privileges and Commodities, to the  
same belonging, or in any wise appertaining to the said Paul  
Fay and his Heirs and Assigns forever. To him and their only  
proper Use, Benefit, and Behoof forever. And I the said Mary

Fay, for myself, my Heirs, Executors and Administrators, do covenant, promise and grant to and with the said Paul Fay and with his Heirs and Assigns, that before the Ensealing hereof, I be the true, sole and lawful Owner of the above bargained Premises, and am lawfully seized and possessed of the same in my own proper Right, as a good, perfect and absolute Estate of Inheritance in Fee Simple: And have in myself good Right, full Power and lawful Authority, to grant, bargain, sell, convey and confirm said bargained Premises in Manner as aforesaid: And that the said Paul Fay, his Heirs and Assigns, shall and may from Time to Time, and at all Times forever hereafter, by Force and Virtue of these Presents, lawfully, peaceably and quietly Have, Hold, Use, Occupy, Posses and Enjoy the said demised and bargained Premises, with the Appurtenances, free and clear, and freely and clearly acquitted, exonerated and discharged of, from all and all Manner of former or other Gifts, Grants, Bargains, Sales, Leases, Mortgages, Wills, Entails, Jointures, Dowries, Judgments, Executions, or Encumbrances, of what Name or Nature forever; that might in: any Measure or Degree obstruct or make Void this present Deed.

**F**urthermore, I, the said Mary Fay for myself, my Heirs, Executors and Administrators, do Covenant and Engage the above demised Premises to him the said Paul Fay, his Heirs and Assigns, against the Claims or Demands of any Person or Persons whatsoever, to Warrant, Secure and Defend.

In Witness whereof I have hereunto set my hand & seal this first Day of April, Anno Domini one Thousand Seven Hundred & forty seven & in the Twelfth year of the Reign of our Sovereign Lord George the Second by the Grace of God of Great Britain, France & Ireland, King, Defender of the Faith, etc.

Mary Fay, her mark and seal.

Signed, sealed & delivered in presence of the Witnesses  
David Goodenow, Timothy Fay, Worcester.

Then personally appeared Timothy Fay, one of the within  
Witnesses, in the Superior Court of Common Pleas held at  
Worcester with & for the County of Worcester, and solemnly  
declared upon Oath that he saw the above named Mary Fay  
(now Deceased) Signed cal and Duly executed within  
Jestruanecot as her all & Deed and that he, the said Timothy  
with David Goodnow, the other witness subscribed their  
Names as witnesses to the Execution thereof at the same  
time. Witness Timothy Paine, Clerk.

Entered from the Original Deed, Sept 21<sup>st</sup>, 1752. Received  
August 19<sup>th</sup>, 1762 and Executed Timothy Paine, Registrar.



# Joseph Fay to Bush

1867 – Book 748 Page 101 – 102

Know all men by these presents that I, Joseph T. Fay, of Northborough of the County of Worcester and of the Commonwealth of Massachusetts, in consideration of sixty three hundred dollars paid by Warren T. Bush, Joshua J. Johnson and Samuel Clark of Northborough of said County of Worcester, the receipt whereof I do hereby acknowledge, do hereby give, grant, sell and convey unto the said W. T. Bush, J. J. Johnson & Samuel Clark, their heirs and assigns, a certain lot of land situated near the center of said Northboro on both sides of the road leading to Bolyston containing about sixty five acres, more or less, and bounded as follows:

- Beginning at the North side of said road at land of Dr. Johnson,
- Thence North Easterly on said Johnson's land to an angle,
- Thence N. 83° E. to the Berlin road,
- Thence Northerly by said road one hundred and fifty one rods and 20 L. (2504.7 feet) to a large rock,
- 1 Thence S. 86° 30' W fourteen rods and 21 L. (244.86 feet) by a stone wall,
- 2 Thence S. 88° 50' W. twenty three rods (379.5 feet),
- 3 Thence N 83° W. twelve rods (198 feet),
- 4 Thence S. 5° W. twenty rods (330 feet),
- 5 Thence S. 7° 30' E. thirteen rods and 17 L. (225.72 feet) to a stake and stones on the South side of a cart road,
- 6 Thence S. 80° 15' E. seven rods and 15 L. (125.4 feet),

- 7 Thence S.  $51^{\circ}$  E. nine rods and 14 L. (157.74 feet),
- 8 Thence S.  $21^{\circ}$  W. eight rods and 15 L. (141.9 feet),
- 9 Thence S.  $30^{\circ}$  W. seven rods & 3 L. (117.48 feet),
- 10 Thence S  $74^{\circ}$  W. five rods & fourteen links (91.74 feet),
- 11 Thence S.  $52^{\circ} 45'$  W. six rods (99 feet feet),
- 12 Thence S.  $33^{\circ}$  W. seven rods & 15 L (125.4 feet),
- 13 Thence S.  $14^{\circ}$  W four rods & 3 L. (67.98 feet),
- 14 Thence S.  $2^{\circ} 45'$  W. twenty three rods (379.5) to the Cold Spring, so called,
- 15 Thence Easterly by a ditch to the brook,
- 15+ Thence Southerly by the brook about fourteen rods (231 feet) to land formerly belonging to Henry Hastings,
- 16 Thence S.  $86^{\circ} 20'$  E. eight rods (132 feet),
- 17 Thence S.  $2^{\circ} 20'$  W. fifteen rods (247.5 feet),
- 18 Thence S  $23^{\circ} 50'$  W. eleven rods and nine L. (187.44), the three last courses by said Hastings land,
- 19 Thence S.  $69^{\circ} 10'$  E. thirteen rods and 15 L. (224.4 feet),
- 20 Thence S.  $11^{\circ} 30'$  W nine rods & ten L. (155.1 feet) to said Bolyston road,
- 21 Thence by said road about fifty four rods (891 feet) to the point of beginning.

And a lot on the North side of a Town road beginning at a stake and stones at land of William Ellsworth at a stone bound,

- Thence Easterly on said road to land of L. Fay about forty rods (660 feet),

- Thence N 11° E. to the Boylston road,
- Thence Westerly by said road three rods & 14 L. (58.74 feet),
- Thence Southerly by land of Susan Purington two rods & 4 L (35.64 feet),
- Thence N. 82° 25' W. eleven rods and 17 L. (192.72 feet),
- Thence N 5° 50' E two rods (33 feet),
- Thence S. 89° W. five rods & 11 L. (89.76 feet),
- Thence N. 12° 30' W. 12 R. & 16 L. (208.56 feet),
- Thence S 36° W to land of William Ellsworth,
- Thence S. 69° 30' W. on land of Ellsworth 7 rods (115.5 feet),
- Thence S 4° 15' E. eighteen rods (297) to the point of beginning.

Together with the buildings on said land and the privileges and appurtenances thereto belonging.

To have and to hold the aforegranted premises to the said Bush, Johnson & Clark, their heirs and assigns, the them & their use and behoof forever. And I do for myself, my heirs, executors and administrators, covenant with the said Bush, Johnson & Clark, their heirs and assigns, that I am lawfully seized in fee of the aforegranted premises, that they are free of all encumbrances exception the right of Wilder Bush, his heirs and assigns, to flow a part of said land from September 1 to the 10<sup>th</sup> of May annually, that I have good right to sell and convey the same to the said Bush, Johnson & Clark, and that I will and my heirs shall, warrant and defend the same premises to the said Bush, Clark & Johnson, their heirs and assigns, forever against the lawful claims and demands of all persons. And I Susan J. M. Fay, wife of the said Joseph T. Fay, for the

consideration aforesaid, do hereby release and quitclaim unto the said Bush, Johnson & Clark, their heirs and assigns, all right claim or possibility of dower & homestead in said premises.

In witness whereof, we the said Joseph T. Fay and Susan J. M. Fay, have hereunto set our hands and seals this seventeenth day of April in the year of our Lord one thousand eight hundred and sixty seven.

Signed, sealed and delivered J. T. Fay (signed) (seal)  
in presence of S. J. M. Fay (signed) (seal)

S. Clark – Worcester ss. April 17, 1867.

Then the above named Joseph T. Fay acknowledged the above instrument to be his free act and deed.

Before me – Samuel Clark – Justice of Peace.

Received May 10<sup>th</sup>, 1867 at 10:45 A. M. Entered & Executed by Alex. H. Wilder, Registrar.

# Warren Bush to Samuel Clark

1867 – Book 754 Page 326 – 327

Know all men by these presents that we, Warren T. Bush and Joshua J. Johnson of Northborough of the County of Worcester and of the Commonwealth of Massachusetts, in consideration of nine hundred and fifty dollars, paid by Samuel Clark of said Northborough, the receipt whereof we do hereby acknowledge, do hereby give, grant, sell and convey unto the said Samuel Clark, his heirs and assigns, two undivided third parts of a certain tract of wood and mowing land situated near the center of said Northboro and lying on the Boylston and Berlin Roads, and bounded as follows:

- Commencing at the West side of the Berlin Road opposite the Cemetery at land of said Johnson,
- Thence Northerly on said road about forty two &  $\frac{1}{2}$  rods (693 ft) to the middle of the brook
- Thence up the middle of the brook, and angling with the same, to land of Lewis Fay,
- Thence S.  $86^{\circ} 20'$  E. 8 rods (132 ft),
- Thence S.  $2^{\circ} 20'$  W. 15 rods (247.5 ft),
- Thence S.  $23^{\circ} 50'$  W. eleven rods & 9 L (187.44 ft),
- Thence S.  $69^{\circ} 10'$  E. Thirteen rods & 15 L (224.4 ft),
- Thence S.  $11^{\circ} 30'$  W. nine rods & 10 L (155.1 ft) to said Boyleston road,
- Thence Southerly on said road about fifteen rods (247.5 ft) to the South side of a barway,

- Thence N.  $33\frac{3}{4}^{\circ}$  E. twenty six rods and five L. (432.3 ft) to a stake in the edge of the woods,
- Thence N.  $83^{\circ}$  E. thirty rods and 10 L. (501.6 ft) to the point of beginning,
- Excepting the rights of flowing which any owner below may have to flow said premises.

To have and to hold the aforegranted premises to the said Samuel Clark, his heirs and assigns, to his and their use and behoof forever. And we do for ourselves, our heirs, executors and administrators, covenant with the said Samuel Clark, his heirs and assigns, that we are lawfully seized in fee of the aforegranted premises that they are free of all encumbrances with the above exception of flowing, that we have good right to sell and convey the same to the said Samuel Clark, and that we will, and our heirs, shall warrant and defend the same premises to the said Samuel Clark, his heirs and assigns, forever against the lawful claims and demands of all persons with the above exception. And I, Jane R. Bush, wife of the said Warren T. Bush, and I, Mary N. Johnson, wife of the said Joshua J. Johnson, for the consideration aforesaid, do hereby release and quit claim unto the said Samuel Clark, his heirs and assigns, all right, claim, or possibility of bower in said premises.

In witness whereof, we the said Warren T. Bush, Joshua J. Johnson, Jane R. Bush and Mary N. Johnson have hereunto set our hands and seals this twenty third day of October, in the year of our Lord one thousand eight hundred and sixty seven.

Signed, sealed and delivered (signed) Warren T. Bush (seal) in presence of (signed) Jane R. Bush (seal) J. J. Johnson (seal) Mary N. Johnson (seal)

The words at the commencement of the description above, viz: "two undivided third parts of" were inserted before signing.

J. S Hastings, E. N. Allen, Worcester ss. October 26<sup>th</sup>, 1867.

Then the above named J. J. Johnson acknowledged the above instrument to be his free act and deed. Before me – Abraham N. Seaver – justice of Peace.

Received Nov. 7<sup>th</sup>, 1867 at 11:20 AM Entered. Executed by Alex. H. Wilder, Registrar.

# Samuel Clark to Richard Yates and Henry Fay

1869 – Book 801 Page 628 – 629

Know all men by these presents that I, Samuel Clark of Northborough of the county of Worcester and the Commonwealth of Massachusetts in consideration of eleven hundred dollars paid by Richard R. Yates & Henry L. Fay of said Northborough, the receipt whereof I do hereby acknowledge, do hereby give, grant, sell and convey unto the said Richard R. Yates & Henry L. Fay, their heirs and designates, a certain tract of land situated in said Northboro about one fourth of a mile from the center and lying on the roads to Boyleston & Clinton, containing about 17 acres, more or less, and bounded as follows, viz:

- Commencing on the Easterly side of said Boyleston Road, at an apple tree at land of said Yates,
- Thence N.  $33\frac{1}{4}^{\circ}$  E. on land of said Yates to a stake 26 rods & 5 links (432.3 ft),
- Thence N.  $83^{\circ}$  E. on land of said Yates, J. T. Fay & J. J. Johnson 30 rods 10 L to the Berlin road (501.6 ft),
- Thence Northerly on said road about 42 rods to the middle of a brook and the bridge (693 ft),
- Thence up the middle of the brook to land of L. Fay,
- Thence S.  $86^{\circ} 20'$  E. 8 rods (132 ft),
- Thence S.  $2^{\circ} 20'$  W. 15 rods (247.5 ft),
- Thence S.  $23^{\circ} 50'$  W. eleven rods & 9 L (187.44 ft),
- Thence S.  $69^{\circ} 10'$  E. Thirteen rods & 15 L (224.4 ft),



- Thence S. 11° 30' W. nine rods & 10 L (155.1 ft) to said Boyleston road,
- Thence Southerly on said road to the point of beginning.

Reserving to E. R. Wixon, his heirs and assigns, the crop of oats now growing on said land, and the right to enter and remove said crop when grown. Also reserving to E. Gibson (Everett Wilder Gibson, died 1880?) the right to enter on said land to remove the wood on said lot belonging to him until the first day of June next.

To have and to hold the aforegranted premises to the said Richard R. Yates & Henry L. Fay, their heirs and assigns, to them and their use and behoof forever. And I do for myself, my heirs, executors and administrators, covenant with the said Richard R. Yates & Henry L. Fay, their heirs and assigns, that I am lawfully seized in fee of the aforegranted premises that they are free of all encumbrances with the above exceptions, that I have good right to sell and convey the same to the said Richard R. Yates and Henry L. Fay, and that I will, and my heirs, shall warrant and defend the same premises to the said Richard R. Yates and Henry L. Fay, their heirs and assigns, forever against the lawful claims and demands of all persons with the above exceptions. And I, Elisabeth M. Clark, wife of the said Samuel Clark, for the consideration aforesaid, do hereby release and quit claim unto the said Richard R. Yates & Henry L. Fay, their heirs and assigns, all right claim or possibility of bower in said premises.

In witness whereof, we the said Samuel Clark and Elisabeth M. Clark have hereunto set our hands and seals this tenth day of May, in the year of our Lord one thousand eight hundred and sixty nine.

Signed, sealed and delivered (signed) Samuel Clark (seal)  
in presence of (signed) Elisabeth M. Clark (seal)

Anson Rice, Worcester ss.

May 10<sup>th</sup>, 1869. Then the above named Samuel Clark  
acknowledged the above instrument to be his free act and  
deed. Before me, Anson Rice, Justice of Peace.

Received Dec 9<sup>th</sup> at 1:20PM. Entered. Executed by Alex. K.  
Wilder, Registrar.

# Henry L. Fay to Richard R. Yates

1875 – Book 973 Page 305 – 306

Know all men by these present that I, Henry L. Fay, of Northboro, County of Worcester and Commonwealth of Massachusetts, in consideration of four hundred and ninety five dollars paid by Richard R. Yates of said Northboro, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey into the said Richard R. Yates, his heirs and assigns, a piece of land situated near the village of Northboro on the Westerly side of the road leading to Berlin, and opposite the cemetery containing seven acres and thirteen rods, more or less, and is bounded as follows:

- Beginning on the Westerly side of said road at Howard Bridge, so called, thence Southerly by said road forty two rods (963 feet) to the land of J. J. Johnson.
- Thence S  $85\frac{1}{4}^{\circ}$  W by said Johnson's and J. T. Fay's land to a pine tree.
- Thence N  $73\frac{1}{2}^{\circ}$  W sixteen rods, five links (267.3 feet) to a stake and stone.
- Thence N  $16^{\circ}$  E thirty two and one half rods (536.25 feet) to the middle of Howard Brook, so called.
- Thence down the middle of said brook to the place of beginning, at a point four and a half rods (74.25 feet) Southerly on the fourth corner from the middle of the brook, a line bearing N  $83^{\circ}$  E measures twenty five rods and ten links (419.1 feet) to the road at a point nine rods and five links (151.8 feet) Southerly from the middle of the bridge.

To have and to hold the above granted premises with all the privileges and appurtenances thereto belonging to the said Richard R Yates, his heirs and assigns, to his & their use and behoof forever. And I, the said Henry L Fay, for myself and my heirs, executors and administrators, do covenant with the said Richard R. Yates, his heirs and assigns, that I am lawfully seized in fee simple of the afore-granted premises, that they are free from all encumbrances, that I have good right to sell and convey the same to the said Richard R Yates, his heirs and assigns, forever as a free aid, and that I will, and my heirs, executors and administrators, shall warrant and defend the same to the said Richard R Yates, his heirs and assigns, forever against the lawful claims and demands of all persons.

By witness whereof, I, the said Henry L. Fay, together with Eliza J. Fay, wife of said Henry, in token of her release of all right and title of ov in both dower and homestead in the granted premises, have hereunto set our hands and seals this first day of October in the year of our Lord eighteen hundred and seventy five.

Signed, sealed and delivered, (signed) Henry L. Fay (seal)  
in presence of (signed) Eliza J. Fay (seal)  
Lewis Fay, Worcester, ss.

Nov 22nd, 1875. Then personally appeared the  
aforementioned Henry L. Fay and acknowledged the above  
instrument to be his free act and deed. Before me, (signed)  
Richard R. Yates, Justice of the Peace.

Received Jan 2nd, 1876 at 1:20PM. Entered. Executed by  
(signed) Charles A. Chase, Registrar

# Richard R. Yates to Northborough Inhabitants

1875 – Book 970 Page 324

Know all men by these presents that I, Richard R. Yates of Northborough of the County of Worcester and the Commonwealth of Massachusetts in consideration of seventy six dollars paid by the Inhabitants of the Town of Northborough, a corporation exists in law of the County of Worcester and Commonwealth aforesaid, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Inhabitants of the Town of Northborough, their successors and assignees, a certain lot of land containing sixty eight square rods and located on the West side of the Cemetery road in said Northborough, next to the swamp and bounded and described as follows:

- Commencing at a stone bound at the road at the South East corner of the lot, thence S.  $82^{\circ}$  W. eleven rods and eight links (186.78 feet) to a chestnut stump.
- Thence N.  $5^{\circ}$  W. six rods (99 feet) to a stake.
- Thence N.  $82^{\circ}$  E. eleven rods and eight links (186.78 feet) to the road.
- Thence by the road six rods (99 feet) to the point of beginning.

The said inhabitants are to fence the said lot when required.

To have and to hold the granted premises with all the privileges and appurtenances thereto belonging to the said Inhabitants of the Town of Northborough and their successors and assigns to their own use and behoof forever. And I do hereby for myself and my heirs, executors and administrators,

covenant with the said Grantees and their successors & assigns, that I am lawfully seized in the fee simple of the granted premises, that they are free from all encumbrances, that I have good right to sell and convey the same as aforesaid, and that I will, and my heirs, executors and administrators, shall warrant and defend the same to the said Grantees and their successors and assigns forever against the lawful claims and demands of all persons. And for the consideration aforesaid, I Emily E. Yates, wife of said Richard R. Yates, do hereby release unto the said Grantees and their successors and assigns, all right of ov to both dower and homestead in the granted premises.

In witness whereof we the said Richard R. Yates and Emily E. Yates hereunto set our hands and seals this first day of November in the year one thousand eight hundred and seventy five.

Signed, sealed and delivered (signed) Richard R. Yates (seal)  
in presence of (signed) Emily E. Yates (seal)  
C. H. T. Hamilton, Commonwealth of Massachusetts,  
Worcester ss.

November 20, 1875. Then personally appeared the above named Richard R. Yates and acknowledged the foregoing instrument to be his free act and deed. Before me (signed) Samuel Clark, Justice of the Peace.

Received Dec. 14th, 1875 at 11:45AM. Entered. Executed by (signed) Harvey B. Wilder, Registrar

# **Jennie Duplisse, et. al to Basil K Haskins**

1938 – Book 2722 Page 261

We, Jennie A. Duplisse of Northborough, Worcester County, Massachusetts, individually and as Trustee; E. (Emily) Josephine Cary, widow, of New London, in the County of New London and State of Connecticut, individually and as Trustee, Mildred F. Thompson of Attleboro, Bristol County, Massachusetts; and Blanche &. Wheeler, unmarried, of Marlborough, Middlesex County, Massachusetts, for consideration paid, grant to Basil K. Haskins and Marion R, Haskins, husband and wife, as tenants by the entirety, both of Southborough, Worcester County, Massachusetts, with WARRANTY, covenants a certain parcel of land situated on the westerly side of Howard Street and opposite from the Cemetery in said NORTHBOROUGH, containing six (6) acres, one hundred and five (105) rods, more or less, and bounded and described as follows (see Book 4104, Page 369):

- Beginning on the westerly side of said street at the middle of Howard Brook,
- thence southerly by the street eight (8) rods [132 feet] to the Town (of Northborough), gravel pit;
- thence S. 82 deg. W. eleven (11) rods and seven links (7) [186.12 feet] to a stake;
- thence S. 5 deg. E. by the west side of the said gravel pit, six (6) rods [99 feet] to the southwesterly corner of said pit;
- thence N. 82 deg. E. by the south side of said gravel pit eleven (11) rods and seven (7) links [186.12 feet] to said Howard Street;

- thence south by the said street twenty-eight (28) rods [462 feet] to a bound near a pine tree;
- thence S. 85 ½ deg. W. by land formerly of J. J. Johnson and J. T. Fay, twenty (20) rods and seventeen (17) links [341.22 feet] to land formerly of R. R. Yates;
- thence N. 73 ½ deg. by by said land formerly of R. R. Yates, sixteen (16) rods and five (5) links [267.3 feet] to land formerly of H. L. Fay, now of Irene Hyde;
- thence N. 16 deg. E. by said land of Irene Hyde thirty-two and one-half (32 ½) rods [528 feet a] to said Howard Brook;
- thence northeasterly by the brook to the point of beginning.

Being the same premises described in deed of Henry L. Fay to Richard R. Yates, dated October 1, 1875, and recorded with Worcester District Deeds, Book 975, Page 305, excepting therefrom the gravel pit containing sixty-eight (68) rods, more or less, conveyed by the said Yates to the Town of Northborough, November 1, 1875.

Title is derived as Trustees under the will of Emily E. Yates, Worcester Probate Records #82325, wherein we the said Jennie A. Duplisse and Emily J. Carey, also described as E. Josephine Carey, were named and appointed Trustees by decree dated March 13, 1925.

We the said Mildred F. Thompson and Blanche E. Wheeler, the sole issue of Lizzie F. Wheeler, deceased, consent to this sale and join in this conveyance.

We, Wilbur H. Duplisse, husband of Jennie A. Duplisse, and Harold F. Thompson, husband of Mildred F. Thompson, release to said grantee all rights of tenancy by the



COURTESY and other interests therein. WITNESS our hands and seals this 24<sup>th</sup> day of May, 1938.

E. Josephine Cary (seal)

Mildred F. Thompson (seal)

Harold F. Thompson (seal)

Jennie A. Duplisse (seal)

Blanche E. Wheeler (seal)

Wilbur H. Duplisse (seal)

The Commonwealth of Massachusetts – Worcester, ss. May 24<sup>th</sup>, 1938.

Then personally appeared the above named Jennie A, Duplisse and acknowledged the foregoing instrument to be her free act and deed, before me

Rodney M. Leland Notary Public (seal)

Commission expires Dec. 28, 1941

Received June 8, 1938 at 12:20 PM. Entered & executed

# Inhabitants of Northborough to Haskins

1940 – Book 2781 Page 343 – 344

The Inhabitants of the Town of Northborough, a municipal corporation duly established under the laws of Commonwealth of Massachusetts in the County of Worcester, Massachusetts, for consideration paid, grants to Basil K. Haskins of said Northborough, with QUITCLAIM covenants a certain lot of land containing sixty-eight square rods (0.425 acres) and situated on the West side of the Cemetery Road in said NORTHBOROUGH, next to the Swamp, and bounded and described as follows:

- Commencing at a stone bound at the road at the Southeast corner of the lot;
- thence S. 82° W. eleven rods and eight links to a chestnut stump;
- thence N. 5° W. six rods to a stake;
- thence N. 82° E. eleven rods and eight links to the road;
- thence by the road six rods to the point of beginning.

Being the same premises conveyed to the Inhabitants of the Town of Northborough by Richard R. Yates, by deed dated November 1, 1875, and recorded with Worcester District Deeds, Book 970, Page 324.

The above described property was duly advertised for sale at public auction to be held at the Selectmen's Room, Town Hall, Northborough, Mass., at 10:00 A. M. June 8, 1940, and was sold at the time and place appointed by Willis E. Wheeler, duly licensed auctioneer to Basil K. Haskins, who was the highest bidder.

IN WITNESS WHEREOF the said Inhabitants of the Town of Northborough has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by its Selectmen hereto duly authorized, this 25th day of June in the year one thousand nine hundred and forty.

(Consideration less than \$100)

Signed and sealed in the presence of

Town of Northborough (Town seal)

By its Board of Selectmen

John W. Allen

Clarence E. Buckley

R Gordon Walker

The Commonwealth of Massachusetts – Worcester, ss. June 25th 1940.

Then personally appeared the above named John W. Allen, Clarence E Buckley, R. Gordon Walker and acknowledged the foregoing instrument to be the free act and deed of the Town of Northborough, before me

Rodney M. Leland Notary Public (seal)

Commission expires Dec. 26, 1941

Warrant for Annual Meeting – March 4 and 11, 1940 – Article 20. To see if the Town will vote to authorize the Board of Selectmen to sell at public auction a tract of land, formerly used by the Town as a source of gravel supply, located on Howard Street, or act in any way relative thereto.

Annual Meeting – March 11, 1940 – Article 20. VOTED - That the Town authorize the Board of Selectmen to sell at public auction a tract of land, located on Howard Street, which was formerly used by the Town as a source of gravel supply.

A true copy:

Attest Harry F. Allen Town Clerk (town seal)

Received June 27, 1940 at 9 A. M. Entered & Executed.

# Haskins To Diocese

1960 – Book 4104 Page 370

We, Basil K, Haskins and Marion R. Haskins, husband and wife of Northborough, Worcester County, Massachusetts, for consideration paid, grant to The Diocese of Western Massachusetts of the Protestant Episcopal Church of Springfield, Hampden County, Massachusetts with quitclaim covenants

(Description and encumbrances, if any)

A certain parcel of land situated on the westerly side of Howard Street and opposite from the cemetery in said Northborough, containing six (6) acres, one hundred and five (105) rods, more or less, and bounded and described as follows:

- Beginning on the westerly side of said street at the middle of Howard Brook;
- thence Southerly by the street eight (8) rods to the Town (of Northborough) gravel pit;
- thence South 82° West eleven (11) rods and seven (7) links to a stake;
- thence South 5° East by the west side of the said gravel pit, six (6) rods to the south westerly corner of said pit;
- thence North 82° East by the south side of said gravel pit eleven (11) rods and seven (7) links to said Howard Street;
- thence South by the said street twenty-eight (28) rods to a bound near a pine tree;

- thence South  $85\frac{1}{4}^{\circ}$  West by land formerly of J, J, Johnson and J. T, Fay, twenty (20) rods and seventeen (17) links to land formerly of R. R. Yates;
- thence North  $73\frac{1}{2}^{\circ}$  West by said land formerly of R, R. Yates, sixteen (16) rods and five (5) links to land formerly of H, L, Fay, now of Irene Hyde;
- thence N,  $16^{\circ}$  East by said land of Irene Hyde thirty-two and one-half ( $32\frac{1}{2}$ ) rods to said Howard Brook;
- thence Northeasterly by the brook to the point of beginning.

Being the same premises conveyed to us by Jennie A. Duplisse et. all by deed dated May 24, 1938, and duly recorded with Worcester District Deeds, Book 2722, Page 261,

ALSO another tract of land on the westerly side of said Howard Street formerly a Town of Northborough gravel pit and more particularly described in deed recorded with said records, Book 2781, Page 343.

Witness our hands and seals this fourteenth day of April, 1960.

Basil K Haskins (signed)

Marion R. Haskins (signed)

The Commonwealth of Massachusetts – Worcester, ss. April 14<sup>th</sup> 1960

Then personally appeared the above named Basil K. Haskins and Marion R. Haskins and acknowledged the foregoing instrument to be their free act and deed before me

W. Leroy Temple (signed)

Notary Public

My commission expires December 16, 1961



Recorded April 27, 1960 at 11:21 P. M.

# Diocese To Nativity

1981 – Book 7298 Page 288 – 291

The Diocese of Western Massachusetts of the Protestant Episcopal Church, a corporation duly established under the laws of the Commonwealth of Massachusetts and having its usual place of business at 37 Chestnut Street, Springfield, Hampden County, Massachusetts for consideration of less than One Hundred and no/100 (\$100.00) Dollars grants to the Rector, Wardens and Vestry of the Church of the Nativity in Northborough, Worcester County, Massachusetts with quitclaim covenants the land in said Northborough together with such buildings as may be located thereon, bound and described as follows:

## PARCEL ONE:

A certain parcel of land situated on the westerly side of Howard Street and opposite from the cemetery in said Northborough, containing six (6) acres, one hundred and five (105) rods, more or less, and bounded and described. As follows:

- BEGINNING on the westerly side of said street at the middle of Howard Brook;
- THENCE Southerly by a street eight (8) rods to the Town (of Northborough) gravel pit;
- THENCE South 82° West eleven (11) rods and seven (7) links to a stake;
- THENCE South 5° East by the west side of the said gravel pit, six (6) rods to the southwesterly corner of said pit;

- THENCE North 82° East by the south side of said gravel pit eleven (11) rods and seven (7) links to said Howard Street;
- THENCE South by the said street twenty-eight (28) rods to a bound near a pine tree;
- THENCE South 85¼° West by land formerly of J. J. Johnson and J. T. Fay, twenty (20) rods and seventeen (17) links to land formerly of R. R. Yates;
- THENCE North 73½° West by said land formerly of R. R. Yates, sixteen (16) rods and five (5) links to land formerly of H. L. Fay, now of Irene Hyde;
- THENCE N. 16° East by said land of Irene Hyde thirty-two and one-half (32½) rods to said Howard Brook;
- THENCE Northeasterly by the brook to the point of beginning.

Being the same premises duly conveyed to Grantor by deed of Basil K. Haskins, et al, dated April 14, 1960, and recorded in the Worcester District Registry of Deeds, Book 4104, Page 370.

#### PARCEL TWO:

A certain parcel of land containing sixty-eight square rods and situated on the West side of the Cemetery Road in said NORTHBOROUGH, next to the Swamp, and bounded and described as follows:

- BEGINNING at a stone bound at the road at the Southeast corner of the lot;
- THENCE S. 82° W. eleven rods and eight links to a chestnut stump;
- THENCE N. 5° W. six rods to a stake;

- THENCE N. 82° E. eleven rods and eight links to the road;
- THENCE by the road six rods to the point of beginning.

Being the same premises conveyed to Grantor by deed of Basil K. Haskins, et al, dated April 14, 1960, and recorded in the Worcester District Registry of Deeds, Book 4104, Page 370. (Said premises being more particularly described in the deed of the Town of Northborough to Basil K. Haskins, et al, dated June 25, 1940, and recorded in the Worcester District Registry of Deeds, Book 2781, Page 343

PARCEL TWO (is also described as):

A certain parcel of land in said Northborough, bounded and described as follows:

- BEGINNING at the northeasterly corner of the lot herein described at a point in the westerly line of Howard Street said point of beginning being 18.24 feet southerly of (measured on the westerly line of Howard Street) the tangent point of a curve leading northwesterly the radius of which is 400.0 feet;
- THENCE running S. 1° 42' 50" W. by the westerly line of Howard Street,
- THENCE running N. 88° 42' 50" E., 186.12 feet to a point;
- THENCE running N. 1° 42' 50" E, 99.0 feet to a point;
- THENCE running S, 88° 42' 50" W., 186.12 feet to the point of beginning.

The last three described lines being by land now or formerly of the Episcopal Diocese of Western Massachusetts.

The above described lot is shown on a plan entitled "Plan of Property in Northborough, Massachusetts owned by the

Episcopal Diocese of Western Massachusetts” drawn by Francis B. Thompson and dated January 2, 1961.

Being the same premises conveyed to Grantor by deed of the Town of Northborough dated April 20, 1961 and recorded in the Worcester District Registry of Deeds, Book 4201, Page 308.

In witness whereof, the said Diocese of Western Massachusetts has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by John H. Farquharson its Assistant Treasurer hereto duly authorized, this 9<sup>th</sup> day of July in the year one thousand nine hundred and eighty-one.

John H. Farquharson (signed)

Signed and sealed in presence of:

Gertrude E. Delarande (signed)

The Commonwealth of Massachusetts – ss. July 9, 1981

Then personally appeared the above named John H. Farquharson and acknowledged the foregoing instrument to be the free act and deed of the Diocese of Western Massachusetts before me

Laura A. Bond (signed)

Notary Public — Justice of the Peace

My commission expires February 22, 1985

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CERTIFICATE OF VOTE

WHEREAS, the CHURCH OF THE NATIVITY IN NORTHBOROUGH, WORCESTER COUNTY, MASSACHUSETTS, formerly a MISSION of the DIOCESE OF WESTERN MASSACHUSETTS OF THE PROTESTANT EPISCOPAL CHURCH, has now become affiliated and is in

UNION with the DIOCESE OF WESTERN MASSACHUSETTS OF THE PROTESTANT EPISCOPAL CHURCH as a PARISH by action of the annual meeting of the CONVENTION of said Diocese held at Christ Church, Fitchburg, Massachusetts on November 8, 1980; and

WHEREAS, the said MISSION has occupied certain real estate which is the property of the DIOCESE OF WESTERN MASSACHUSETTS OF THE PROTESTANT EPISCOPAL CHURCH and it is now desirable that said real estate consisting of one parcel with the buildings thereon be conveyed to said CHURCH OF THE NATIVITY as a PARISH under the provisions of Chapter 68, Section 1 of the General Laws of the Commonwealth of Massachusetts, as amended;

NOW, THEREFORE, at a regular meeting of the COUNCIL of the DIOCESE OF WESTERN MASSACHUSETTS OF THE PROTESTANT EPISCOPAL CHURCH held on April 2, 1981 at the Diocesan Offices, 37 Chestnut Street, Springfield, Massachusetts, a quorum being present throughout, it was moved, seconded, and

VOTED: That the DIOCESE OF WESTERN MASSACHUSETTS OF THE PROTESTANT EPISCOPAL CHURCH, a Corporation, convey to the said Parish the parcels of land with the buildings thereon located in Northborough, deed to it dated 1) April 27, 1960, recorded in Worcester District Registry of Deeds in Book 4104, Page 370 and 2) June 21, 1961, recorded in Worcester District Registry of Deeds in Book 4201, Page 308; and that John H. Farquharson, Assistant Treasurer of the Diocese be and is hereby authorized, in accordance with the bylaws of the corporation, to execute said deeds and all -other instruments necessary to convey title in accordance with this vote.



A TRUE COPY

ATTEST: W. David Crockett (signed)  
Secretary

Subscribed and affirmed to before me this 2<sup>nd</sup> day of April 19  
81.

Laura A. Bond (signed)  
Notary Public

My Commission Expires February 22, 1985

Recorded Aug 17 at 9:43 A. M.

# Biographies Of The People In This History

- WTB Warren T. Bush was born in Bolton, MA around 1818. Making his way to Northborough, he married Jane Rice in 1840. He owned and operated the Bush Comb Factory on Berlin Street (now Whitney Street) and resided on Main Street at the intersection of Coleman Street. He died in Northborough in 1901.
- SC Samuel Clark was born in Dedham, MA in 1809. He moved to Northborough sometime before 1841. He married his first wife, Elizabeth Maria Fisher some time near 1847 and had three children by her. He worked as a lawyer in Northborough until his death in 1891. His first wife, Elizabeth, died in 1874 and Samuel remarried in 1876 to Angie Estabrook Greene. Samuel's grave, including his wives and children are in the Howard Street Cemetery.
- HLF Henry Fay was born in Northborough in 1836 and lived and worked his whole life as a farmer. He married his wife, Eliza Jane Lincoln in 1857 and had two children by her: Carrie Estelle and Henry Herbert. Henry Sr. died in Northborough in 1907. Henry Fay's father, Lewis Fay, and grandfather, Asa Fay, are both buried in the Howard Street Cemetery, but Henry is not.
- RRY Richard Yates was born in 1834 in Rhode Island and moved to Northborough with his parents in 1846. Later, moving out of his parents' house, he returned to Rhode Island and then later moved to Michigan where he married his wife Emily Ellen Leonard in 1857. In 1867, he bought his residence on Boyleston Road (now Church Street) from Joshua J. Johnson for \$650. In 1871, he bought the Mount Assabet Stock Farm from Merrill Stockwell for \$4,000 (!!), which is on the south-eastern corner of what is now South Street and Summer Street. While living in Northborough, he worked in the Hildreth factory creating tortoise shell jewelry, then popular in the fashion world. He eventually established his own jewelry

# Biographies Of The People In This History

company in 1878, Yates & Company. Due to failing health, he sold his business in 1880 and devoted himself to farming on the future Nativity property. He did not live on the property, but he lived at his residence on South Street. He died in 1896 in Northborough, and his wife, Emily Ellen Leonard, held the property until 1924 when she died. Yates and his wife are buried in the Howard Street Cemetery. The property was inherited by the daughters officially in 1925: Jennie Althea Yates and Emily Josephine Yates.

BKH Basil Haskins was born in Nova Scotia in 1909 and immigrated to Massachusetts in 1927, changing his name from "Huskins" to "Haskins" in the process. He married his wife, Marion Rebecca Pollock in 1933 in Hudson, NH. In 1934, his first son, Donald Roger Haskins was born in Ayer, MA. Then in 1936, his second son, Robert Basil Haskins was also born in Ayer. Basil Haskins Sr. was naturalized as a US citizen in 1937. He was employed as a truck driver, moving around between Ayer, MA, Marlborough, MA, Southborough, MA, and then Northborough, MA. In the 1930 and 1940 Federal Census of Northborough, he was listed as a truck driver at an ice company. By the time of the 1950 Federal Census, he was listed as the proprietor of a trucking business. Sometime between 1940 and 1950, Haskins built the house on the Howard Street property which would be the forerunner of the Nativity Rectory. He died in December of 1990 and is buried in Caledonia, Nova Scotia.