

I, Laura M. Phipps,

of Hopedale, Worcester County, Massachusetts,

being unmarried, for consideration paid, grant to Philip S. Crichton

of Belmont, Middlesex County, Massachusetts,

with quitclaim covenants

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certain premises, including all buildings thereon, situate on the southerly side of Mendon or Nipmuck Pond, in Mendon, in the County of Worcester and Commonwealth of Massachusetts, being all the same premises described in deed of Alanson Freeman to George H. Phipps, acknowledged May 30, 1925, recorded with Worcester District Deeds, book 2373, page 48, and therein described as follows, to wit:-

"--Beginning at a stake at corner of land of Fred R. Phipps thence S. 29° 25' E. 33 feet to drill hole in stone, thence same course, 73.8 feet to stake thence S. 60° 35' W. 50 feet to stake the last two lines bounding on land of grantor thence N. 29° 25' W. 173 feet to a stake on the shore of Nipmuck Lake thence easterly on said Lake to place of beginning." -

together with a right of way in common with others as described in deed of Alanson Freeman to George H. Phipps and others, acknowledged May 30, 1925, and recorded with said Worcester District Deeds, book 2373, page 48, and therein described as follows -

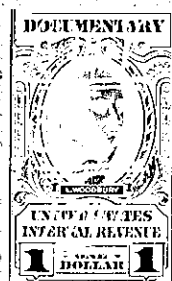
"--Beginning at an oak stump at the S. E. corner of land deeded this day to Fred R. Phipps, thence N. 56° 15' W. 57.5 feet to stake; thence N. 50° 35' W. 144 feet to S. E. corner of land of George H. Phipps thence S. 60° 35' W. 50 feet to stake, thence N. 29° 25' W. 50 ft. to stake thence S. 60° 35' W. to drill hole in ledge, thence same course 50 feet to stake, this right of way to be 20 feet wide and to lay on the southerly and westerly side of the above described lines."

For record title reference may be had to deed of Winogene E. Noyes and others to said Laura M. Phipps, dated December 7, 1935, recorded with Worcester District Deeds, book 2657, page 324.

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Witness my hand and seal this fourth day of October 19 41.



Laura M. Phipps

The Commonwealth of Massachusetts

Worcester ss. October 4, 19 41.

Then personally appeared the above named Laura M. Phipps