

We, Emma F. Leonard, widow of Harry A. Leonard, being single,
 Hope L. Seavey, and Jessie L. Draper, all
 of Hopedale, Worcester County, Massachusetts
~~hereby~~ for consideration paid, grant to Orville V. Locklin and Beatrice S. Locklin,
 husband and wife, as joint tenants, both
 of Newton, in the County of Middlesex,
 of
 with warranty covenants

the land in Mendon, in said County of Worcester, together with the
[Description and encumbrances, if any]
 buildings thereon, bounded and described in a deed from Nellie F. Jewett to Harry A. Leonard, dated November 13, 1920, and recorded with Worcester District Deeds, Book 2843, page 370, as follows:-
 "A certain parcel of land with the buildings thereon, on the westerly shore of Nipmuc Pond, bounded as follows:- beginning at a point on the westerly shore of Nipmuc Pond at land of C. F. Draper; thence about S. 86° 30' W. by said Draper land, ninety three (93) feet to the center of a large chestnut tree; thence about N 82° 30' W. sixty four and one half (64 1/2) feet by said Draper land to an iron hub, the exterior angle between the last two courses being one hundred sixty nine degrees (169); thence about S. 29° 45' E., ninety five and one tenth (95.1) feet by land of H. A. Davis to an iron hub, the angle between the last two courses being 52° 50'; thence northerly by other land of Grantor, seventy two (72) feet to a drill hole in a ledge, the angle between the last two courses being 85° 20'; thence northerly by other land of Grantor, fifty seven and sixty eight hundredths feet (57.68) to an iron hub at the shore of said Pond, the exterior angle between the last two courses being 169° 14', and thence northerly by the shore of said Pond to the point of beginning; also a right of way with teams and otherwise to the grantee, his heirs and assigns, extending from the westerly side of the road leading from Mendon Village to Millville Village, near land formerly owned by Elizabeth W. Taft, in a westerly direction, using the path so far as now used and established in common with myself and others to near the westerly side of the granted premises. The grantee, his heirs and assigns, are to hold the aforesaid right of way upon the strict condition of closing the gate between the road aforesaid and said way whenever they pass to or from said road, and the grantee, for himself, his heirs and assigns, as a part of the consideration hereof, agrees to build and forever maintain a suitable fence along the whole line of the granted premises, abutting on land now or formerly of Luther E. Taft, meaning and intending hereby to convey a portion of the same premises conveyed to me by Frank H. French by deed dated April 24, 1916, recorded with Worcester District Records, Vol. 2105, Page 251, subject to the same conditions as therein contained."

Also a certain triangular parcel of land bordering on the above described parcel and situated on the westerly shore of Nipmuc Pond, so-called, in said Mendon and bounded and described in a deed from Clare H. Draper to Harry A. Leonard, dated September 20, 1926, and recorded with Worcester District Deeds, Book 2419, page 514, as follows:-
 "Beginning at a point on said westerly shore of Nipmuc Pond, at other land of this grantee; thence S. 86° 30' W. with said grantee's other land, 93 feet to an iron pipe in a stump; thence turning at an angle of 19° 15' and running N. 74° 15' E., with other land of this grantor, 88.10 feet to an iron rod in a stone on the shore of said pond; thence southerly, with the shore of the pond, 29 feet to the point of beginning."

For our title reference may be had to the estate of Harry A. Leonard, duly administered in the Worcester Probate Court as case No. 140032.

The said premises are conveyed subject to the taxes for the current year which the grantees assume and agree to pay.