

KNOW ALL MEN BY THESE PRESENTS,
That I Ella G. Kinsley of Mendon in the County of Worcester and
Commonwealth of Massachusetts, TRUSTEE under the last will
of Elizabeth W. Taft, late of said Mendon, deceased, which will
was duly proved and allowed by the Probate Court for said County
of Worcester, on the fifth day of May, A. D. 1906, do by virtue
and in execution of the power to me given in and by said will,
and of every other power and authority me hereto enabling, and in
consideration of the sum of One hundred and twenty-five dollars to
me paid by Wilfred D. Howard of Milford in the County and Common-
wealth aforesaid, the receipt whereof is hereby acknowledged, hereby
grant, bargain, sell and convey unto the said Wilfred D. Howard,
a certain tract or parcel of land situated near the center of
said Mendon, on the Southerly shore of Lake Nipmuck (so called)
and bounded and described as follows, viz:-

Beginning at a maple tree on the North-easterly corner of the
granted premises on the Southerly shore of said Lake Nipmuck and
at the North-westerly corner of land this day conveyed by me to
Ella M. Hixon, thence S. 28 degrees 15 minutes E. one hundred and
thirty-seven feet to stake and stones, thence S. 57 degrees W.
forty six and five tenths (46.5) feet to a chestnut tree, thence
S. 87 degrees 45 minutes W. 20 feet to a stake and stones, thence
N. 23 degrees 30 minutes W. one hundred thirty nine feet to a
sycamore tree on the Southerly shore of said lake, thence Easterly
and bounding Northerly by the Southerly line of said lake to the
place of beginning.

With the right to the said grantee to pass and re-pass from
the highway to said granted premises, over the same way as was
granted to Dwight Russell by Elisabeth W. Taft, and reserving
unto the grantor and her successors and assigns the right to pass
and re-pass over said way as at present used on the Northerly
side of said granted premises.

This conveyance is made subject to any rights which may have
been heretofore granted to or acquired by other persons to pass
and re-pass over said right of way as at present used on the
Northerly side of the granted premises.

~~This conveyance is made upon the condition that the gate
at the highway shall be kept closed, and that the grantee shall
erect and forever maintain a suitable fence around the granted~~