

Two certain tracts or parcels of land, with the buildings thereon, in Mendon, in said County, and being more particularly bounded and described as follows, to wit:-

FIRST PARCEL:

Being all the same premises described in Deed of Ella M. Hixon to Herbert M. Wood et ux., dated July 29, 1930, and recorded with Worcester District Deeds, Book 2525, Page 471, and bounded and described in said deed as follows, to wit:-

"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 drill hole in a rock at the Northeasterly corner of the granted premises on the Southerly shore of said Lake Nipmuck and on the Northwesterly side of land of one Hixon; thence S. 47° 30' East ninety-eight feet to stones on ledge at other land of said Hixon; thence S 30° 30' W eighty feet to stake and stones at land of Howard; thence turning and running N. 28 degrees 15 minutes W one hundred and thirty-seven feet to a maple tree on the Southerly shore of said lake; thence Easterly on the shore of said Lake to the bound first mentioned.

With the right to the said grantees to pass and re-pass from the highway to said granted premises, over the same way as was granted to Dwight Russell by Elizabeth W. Taft, and reserving unto the grantors and their successors and assigns the right to pass and repass 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."

Meaning and intending to convey and hereby conveying the same and all the same premises as were conveyed to us by deed of Herbert M. Wood et ux., dated April 24, 1943, and recorded with said Deeds, Book 2684, Page 214.

SECOND PARCEL:

A certain tract or parcel of land situated near the center of Mendon, in said County, on the southerly shore of Lake Nipmuc (so-called) and bounded and described as follows, to wit:-

Beginning at a maple tree on the northeasterly corner of the granted premises on the southerly shore of said Lake Nipmuc and at the northwesterly corner of land of one Dawe, formerly of one Hixon, thence S. 28° 15' E. 137 feet to stake and stones; thence S. 57° W. by land, now or formerly, of one Kinsley, 46.5 feet to a chestnut tree; thence S. 87° 45' W. still by said Kinsley land, 20 feet to a stake and stones; thence N. 23° 30' W. by land of one Brown, 139 feet to a sycamore tree on the southerly shore of said Lake; and thence easterly and bounding northerly by the southerly line of said Lake to the point of beginning.

Together with and subject to the right to pass and repass from the highway over the same way as was granted to Dwight Russell by Elizabeth W. Taft as referred to in the Deed of Ella G. Kinsley, Trustee, to Wilfred D. Howard, dated August 24, 1908, and recorded with said Deeds, Book 3122, Page 264.

Meaning and intending to convey and hereby conveying the same and all the same premises as were conveyed to John A. Dawe by Ella M. Howard, by deed dated May 15, 1948, and recorded with said Deeds, Book 3122, Page 307.

Said premises are conveyed subject to the taxes for the current municipal year, which taxes the grantee hereby assumes and agrees to pay as part consideration for this deed.

