

We, WEBSTER C. DRAKE and MURIEL DRAKE, husband and wife,
 of Sharon, Norfolk County, Massachusetts
~~being unmarried~~, for consideration paid, grant to DOROTHY A. DIGGINS
 of Milford, Massachusetts, with quitclaim covenants
 the land in Mendon bounded and described as follows:

(Description and encumbrances, if any)

The land in said Mendon situated a little easterly of Lake Nipmuc, sometimes called Mendon Pond, and a little westerly of Millville Road, so-called, bounded and described as follows:

BEGINNING at an iron pipe at the most northerly corner of the granted premises at land now or formerly of the Estate of Thomas F. Kelley, said iron pipe being 97.0 feet distant from measured S. 72° 00' E. from an iron pipe on the southeasterly shore of said Nipmuc Lake;

THENCE S. 72° 00' E. with said land now or formerly of Thomas F. Kelley Estate 60.0 feet to land now or formerly of Wagner et al;

THENCE S. 18° 00' W. by said Wagner land 75.0 feet to a stake on the northerly line of a right of way;

THENCE N. 72° 00' W. by the northerly line of said way 60.0 feet to a corner of land now or formerly of Wagner et al;

THENCE N. 18° 00' E. by said other land now or formerly of Wagner et al 75.0 feet to the point of beginning.

CONTAINING 4,500 square feet more or less.

Together with a right of way for usual Street purposes and travel over a right of way 15 feet wide adjoining the granted premises and running from the shore of said pond southeasterly to Millville Road, so-called.

For further reference see plan of land drawn by F. J. Brennan, Surveyor, Uxbridge, Mass., dated September, 1953, Sub-division of Land owned by Carl F. Wagner et als, situated at Lake Nipmuc, Mendon, Mass. which plan is recorded herewith, and the above described premises are designated as Lot No. 2 on said Plan.

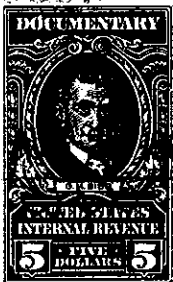
Being the same premises conveyed to us by deed of William M. Wagner, et al, recorded with Worcester District Deeds Book 3547 page 441.

husband
 wife of said grantor

release to said grantee all rights of dower and homestead and other interests therein.
 tenancy by the curtesy

Witness our hands and seal this 14th day of August 19 62

Webster C. Drake
 Muriel Drake



Commonwealth of Massachusetts

Norfolk, ss. August 14 19 62

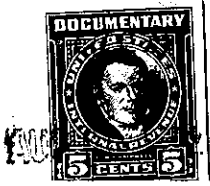
Then personally appeared the above named Webster C. Drake and Muriel Drake

4306

and acknowledged the foregoing instrument to be their free act and deed, before me

11

WORCESTER



A. Clinton Kellogg
Notary Public
My commission expires Oct. 26 1966

Recorded Aug. 20, 1962 at 9h. 58m. A. M.

■ END OF INSTRUMENT ■

L8

No 079560

The Commonwealth of Massachusetts

DEPARTMENT OF CORPORATIONS AND TAXATION

INHERITANCE TAX BUREAU

L 53

INHERITANCE TAX REAL ESTATE CERTIFICATE

7/25/62

In the estate of Philias Trudeau (also known as Filiae Trudeau)
late of Blackstone deceased. This is to certify
~~that an inheritance tax in full has been paid in the amount of \$~~
that no inheritance tax is due on the real estate herein described, or any interest therein, that passed or
accrued to Eva Trudeau as surviving joint owner; ~~vesting in possession and enjoyment after death; by conveyance within two years prior to date of death of grantor.~~

(Description)

Land and buildings in Blackstone are described in deed below.
By deed dated March 20, 1946 and recorded in Worcester District
Registry of Deeds, Book 3005 Page 96
\$3 paid

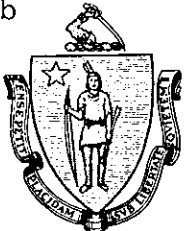
Commissioner of Corporations and Taxation

By [Signature]
Chief of Bureau

Recorded Aug. 20, 1962 at 9h. 44m. A. M.

■ END OF INSTRUMENT ■

L8b



The Commonwealth of Massachusetts

Department of Corporations and Taxation

Inheritance Tax Bureau

Guy J. Rizzotto COMMISSIONER
Chief of Bureau 40 Court

187 ~~Truman~~ Street, Boston 8

Date 5-10-62