

I, Francis A. Kane, formerly Frances A. Holbrook, of the City of Woonsocket, County of Providence and State of Rhode Island, for consideration paid, grant to Philip J. Doherty, Jr., and Diane K. Doherty, husband and wife, both of Franklin, Norfolk County, Massachusetts, as Tenants by the entirety and not as Tenants in Common, with QUITCLAIM COVENANTS, the land in Mendon, Massachusetts, bounded and described as follows:

A certain tract of land together with the buildings thereon, situated in the westerly part of Mendon, in said County, and on the southerly side of Lake Nipmuck, and being more particularly bounded and described as follows:

BEGINNING at the northwesterly corner of the granted premises at a drill hole in a stone at the shore line of said Lake, said point being the northeasterly corner of land now or formerly of one Wright;

THENCE S. 29° 25' E. 163 feet to a drill hole in a ledge;

THENCE S. 60° 35' W., 50 feet to a stake; said last two lines bounding on said land now or formerly of said Wright;

THENCE S. 29° 25' E. and bounding on land now or formerly of one Freeman, 125.20 feet to a stake at other land now or formerly of said Freeman;

THENCE N. 60° 35' E. and bounding on said last mentioned land 155 feet to a stake at land now or formerly of one Phipps;

THENCE N. 66° 15' W. and bounding on said Phipps land, 91.74 feet to a drill hole in rock;

THENCE N. 29° 25' W., and still bounding on said Phipps land, 174.76 feet to an iron pipe at the shore line of said Lake;

THENCE northwesterly by the shore line of said Lake to the point of beginning.

TOGETHER with all rights in the right of way three feet wide as set forth in deed of Alanson Freeman to Ira W. Noyes, dated May 15, 1943, and recorded with Worcester District Deeds, Book 2886, Page 511.

ALSO together with and subject to right of way or easement as set forth in deed of Alanson Freeman to George H. Phipps et al, dated 1925, and recorded with said Deeds, June 17, 1925, Book 2373, Page 48.

SAID PREMISES are conveyed subject to easement conveyed by said Alanson Freeman to Worcester Suburban Electric Company, dated May 5, 1935, and recorded with said Deeds, Book 2643, Page 193.

BEING the same premises conveyed to David A. Holbrook and