

We, Philip J. Doherty, Jr. of Weymouth in the County of Norfolk, and Diane K. Doherty of 12 Orchard Street, Franklin in the County of Norfolk,

both in the Commonwealth of ~~MASSACHUSETTS~~ Massachusetts being ~~un~~ married, for consideration paid, grant to Diane K. Doherty, wife of the grantor, David Robert Doherty, Tammy Jean Doherty and Philip Patrick Doherty, all of 12 Orchard Street, Franklin, in the County of Norfolk, as joint tenants with quitclaim covenants

the land in Mendon in the County of Worcester, and Commonwealth of Massachusetts, bounded and described as follows:

(Description and encumbrances, if any)

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 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 ~~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. Noyles 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 the said grantors by deed of Frances A. Kane, formerly Frances A. Holbrook, recorded with Worcester County District Deeds Book 4582, Page 464.

Consideration for this deed is ~~xxxxxxx~~ less than one hundred dollars.

~~husband~~  
~~wife~~

~~Witness our hands and seal this 30th day of April 1970.~~

Witness our hands and seal this 30th day of April 1970.

*Philip J. Doherty, Jr.*  
*Diane K. Doherty*

Commonwealth of Massachusetts

Norfolk, ss. April 30, 1970

Then personally appeared the above named Philip J. Doherty, Jr. and Diane K. Doherty,

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

*Ethel M. Fisher*  
Notary Public  
(Ethel M. Fisher)  
My commission expires Jan. 5, 1973

Recorded June 11, 1970 at 9h. A. M.