

Book 7302  
Page 20421

I, James A. Johnson, widower

of Cambridge, Middlesex

County, Massachusetts,

nominal consideration  
being unmarried, for ~~consideration paid~~ grants to James A. Johnson and  
James A. Johnson, Jr, as joint tenants and not as tenants in common  
of 589 Franklin Street, Cambridge and 8 Hinds Road, Winchester,  
respectfully,

~~of Cambridge and Winchester~~

~~Middlesex County~~  
with warranty covenants

the land in Mendon, in the County of Worcester, Massachusetts, together

with the buildings thereon, bounded and described as follows in a deed  
from Nellie P. Jewett to Harry A. Leonard, dated November 13, 1920,  
and recorded with Worcester District Deeds, Book 2243, Page 330:

"A certain parcel of land with the buildings thereon, in the westerly  
shore of Nipmuc Pond, bounded as follows; beginning at a point on the  
westerly shore of Nipmuc Pond at land of C. H. Draper; thence about  
S 86° 30' W by said Draper land, ninety-three (93) feet to the center  
of a large chestnut tree; thence about N 82° 30' W sixty-four and one  
half (64½) feet by said Draper land to an iron hub, the exterior angle  
between the last two courses being one hundred sixty-nine degrees  
(169); thence about S 29° 45' E ninety-five and one tenth (95.1) feet  
by land of H. A. Davis to an iron hub, the angle between the last two  
courses being 52° 50' thence northerly by other land of Grantor,  
seventy-two (72) feet to a drill hole in a ledge, the angle between  
the last two courses being 85° 20'; thence northerly by other land of  
Grantor, fifty-seven and sixty-eight hundredths feet (57.68) to an  
iron hub at the shore of said pond, the exterior angle between the  
last two courses being 169° 14'; and thence northerly by the shore  
of said Pond to the point of beginning; also a right of way with  
teams and otherwise to the Grantee, his heirs and assigns, extending  
from the westerly side of the road leading from Mendon Village to  
Millville Village, near land formerly owned by Elizabeth W. Taft,  
in a westerly direction, using the path so far as now used and  
established in common with myself and others to near the westerly  
side of the granted premises. The Grantee, his heirs and assigns,  
are to hold the aforesaid right of way upon the strict condition  
of closing the gate between the road aforesaid and said way whenever  
they pass to or from said road, and the Grantee, for himself, his  
heirs and assigns, as a part of the consideration hereof, agrees to  
build and maintain forever a suitable fence along the whole line of  
the granted premises, abutting on land now or formerly of Luther E.  
Taft, meaning and intending hereby to convey a portion of the same  
premises conveyed to me by Frank H. French by deed dated April 24,  
1916, recorded with Worcester District Records, Vol. 2105, Page 251,  
subject to the same conditions as therein contained."

Also a certain parcel of triangular land bordering on the same above  
described parcel and situated on the westerly shore of Nipmuc Pond,  
so-called, in said Mendon and bounded, described in a deed from  
Clare H. Draper to Harry A. Leonard, dated September 20, 1926, and  
recorded with Worcester District Deeds, Book 2419, Page 514, as  
follows: "Beginning at a point on said westerly shore of Nipmuc  
Pond, at other land of this Grantee; thence S 86° 30' W with said  
Grantee's other land 93 feet to an iron pipe in a stump; thence  
turning at an angle of 19° 15' and running N 74° 15' E with other  
land of this Grantor, 88.10 feet to an iron rod in a stone on the  
shore of said pond; thence southerly, with the shore of the pond,  
29 feet to the point of beginning."

Being all the same premises conveyed to my wife and I, as tenants  
by the entirety, by Orville V. Locklin and Beatrice S. Locklin, by  
deed dated July 1, 1949, recorded with Worcester District Deeds,  
Book 3139, Page 108.

My wife, Helen T. Johnson, died on February 24, 1969.

52.53

169

husband  
wife of said grantor,

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

Witness my hand and seal this 15 day of Aug 1972

James A. Johnson

The Commonwealth of Massachusetts

MIDDLESEX, ss.

August 15, 1972

Then personally appeared the above named James A. Johnson

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

Notary Public

My commission expires April 1, 1977

Recorded Aug. 22, 1972 at 9h. A. M.

■ END OF INSTRUMENT ■

Know All Men By These Presents

That the WHITINSVILLE SAVINGS BANK, a corporation duly established by law, having its place of business in Whitinsville, in the County of Worcester, and Commonwealth of Massachusetts, holder of a mortgage from Robert E. Girouard and Ella E. Girouard, husband and wife

to said Bank, dated May 2, 1969 and recorded with Worcester District Deeds, Book 4941 Page 467, acknowledges satisfaction and does hereby cancel and discharge the same.

In Witness Whereof, the said WHITINSVILLE SAVINGS BANK, by John T. Ransom, its ~~Asst. Treasurer~~ Treasurer, duly authorized for that purpose, has hereunto set its corporate name and seal, this 21st. day of August 1972

WHITINSVILLE SAVINGS BANK,

by

John T. Ransom  
Treasurer