

I, DOROTHY A. DIGGINS,

of Mendon, Worcester County, Massachusetts,

in consideration of \$5,300.00

grant to DAVID L. ATKINSON,

142 East Main Street, Milford, ~~Massachusetts~~ Worcester County

with quitclaim covenants

the land in Mendon, Worcester County, Massachusetts, with the buildings thereon 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 one Wagner;

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 other land now or formerly of said Wagner;

THENCE: N. 18° 00' E., by said other land now or formerly of said Wagner 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.

Said premises are conveyed subject to the easement conveyed by Webster C. Drake, et ux to Worcester County Electric Company by Instrument dated April 17, 1954 recorded with Worcester District Deeds, Book 3590, Page 294.

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 filed with Worcester District Deeds, Plan Book, 193-123 and the above described premises are designated as Lot No. 2 on said Plan.

Meaning and intending to convey and hereby conveying the same and all the same premises as were conveyed to me by Deed of Walter C. Drake, et ux dated August 14, 1962, recorded with Worcester District Deeds, Book 4306, Page 10.

DEC 13 1974
WORCESTER
049743
COMMONWEALTH OF MASSACHUSETTS
DEEDS EXCISE
DEC 13 1974
1254
RD. 11155

Executed as a sealed instrument this _____ tenth day of December 1974
Mrs. Dorothy A. Diggins

The Commonwealth of Massachusetts

WORCESTER,

ss.

December 10, 1974

Then personally appeared the above named Dorothy A. Diggins

and acknowledged the foregoing instrument to be her free act and deed

Before me, Alfred B. Cennepella, Jr.
ALFRED B. CENNEPELLA, JR. Notary Public - Justice of the Peace
My commission expires: October 29, 1976

Recorded DEC 13 1974 at 2 h. 34 m. P.M.