

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That I, Gerald R. Kozak, married, of Meriden Road, Lebanon, County of Grafton and State of New Hampshire, for consideration paid, grant to Walter Kozak, of P. O. Box 7893, Tamuning, Guam 96911, with Warranty covenants:

A certain tract or parcel of land with buildings thereon situated in Mendon, County of Worcester, Commonwealth of Massachusetts, containing 3/4 of an acre, more or less, and being an island and the only island in the great pond, in said Mendon, known as Nipmuck Pond, also as Mendon Pond, also as Taft's Pond and also as Lake Nipmuck.

Being the same parcel of land conveyed by Samuel Willard to George R. Russell by deed dated March 24, 1817, recorded with Worcester District Deeds at Book 220, Page 367.

Meaning and intending hereby to convey the premises described in a deed of Lucien J. Gravel to Gerald R. Kozak dated May 9, 1966 and recorded at Book 4667, Page 43


I, Josephine C. Kozak, wife of the Grantor, release to the Grantee all right of dower, homestead and any other interests in the within described premises.

Consideration is less than \$100.00


WITNESS our hands and seals this 9th day of August, 1976.

Witness:

James H. Ryan
(As to Both)

Gerald R. Kozak
Gerald R. Kozak 

Katherine A. Bryan
(As to Both)

Josephine C. Kozak
Josephine C. Kozak 

STATE OF NEW HAMPSHIRE
GRAFTON COUNTY

August 9, 1976

Personally appeared Gerald R. Kozak, and Josephine C. Kozak, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the foregoing instrument and acknowledge that they executed the same for the purposes therein contained.

Before me, James H. Ryan
Notary Public
John J. Keane



THE STATE OF NEW HAMPSHIRE
SULLIVAN COUNTY

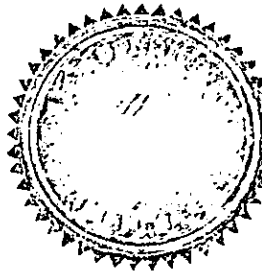
SS.

1. HENRY SHAHEEN, Clerk of the Superior Court of New Hampshire,

a Court of Record within and for said County of Sullivan, hereby certify that

JAMES R. BRESEE

whose name is subscribed to the annexed certificate, was, at the date of said certificate, a Justice of the Peace in and for said County and State, duly commissioned and sworn, and authorized by law to administer oaths and take acknowledgment of deeds to be recorded therein, and residing in said County, and that I am well acquainted with his handwriting, and that the signature to said certificate, purporting to be his, is in my belief genuine.



IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said Court at Newport, in said County this 18th day of August, A. D. 1976

Henry Shaheen Clerk