

We, John J. Moriarty, Sr. and Jeannette J. Moriarty, husband and wife, both of Mendon, Worcester County, Massachusetts

for consideration paid, and in full consideration of Twenty four thousand five hundred (\$24,500.00) dollars

grants to Wilbur J. Woodman and Eva L. Woodman, husband and wife as tenants by the entirety, their mailing address being 1145 South Main Street, Bellingham, Norfolk County, Commonwealth of Massachusetts, with quitclaim covenants

A certain tract or parcel of land, with the buildings thereon, situated on the southerly shore of Lake Nipmuc, in Mendon, Worcester County, Massachusetts, and being more particularly bounded and described as follows:

BEGINNING at the northwesterly corner of the granted premises at a drill hole in a rock at the shore of said Lake; THENCE S. 79° 06' E. by said shore, 25.05 feet to a drill hole in a rock; THENCE S. 8° 00' E. by said shore, 20.02 feet to a stake; THENCE S. 17° 19' W. by land, now or formerly, of one Dion, 123.25 feet to a stake; THENCE N. 39° 08' W. by land now or formerly of Victor R. Vekeman, 10.28 feet to a drill hole in a rock; THENCE N. 70° 48' W. by said land now or formerly of Vekeman, 49.0 feet to a drill hole in a ledge; THENCE N. 27° 40' E. by said land now or formerly of Vekeman, 133.60 feet to the drill hole at the point of beginning.

Said premises are conveyed subject to pole and wire rights granted to Worcester Suburban Electric Company, by instrument recorded with said Deeds, Book 2643, Page 188, if the same affect the locus. See Plan Book 169, Plan 118.

Being the same premises conveyed to John J. Moriarty and Jeannette J. Moriarty, by deed of Richard M. Vandersluis and Eleanor H. Vandersluis dated October 6, 1971 recorded with the Worcester District Registry of Deeds, Book 5159, Page 247.

Together with the right to pass and repass from the highway to the premises over the same way (Kinsley Lane) as was granted to Dwight Russell by Elizabeth W. Taft; and reserving to the grantor a general easement for all purposes over that portion of the granted premises now known and used as Kinsley Lane and subject to other rights, easements and conditions as recited in said Deed recorded in Book 5159, Page 247.

Witness our hands and seals this 11th day of July, 1977

JUL 12 1977 WORCESTER

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JUL 12 1977

Handwritten signatures of John J. Moriarty, Sr. and Jeannette J. Moriarty.

The Commonwealth of Massachusetts

Worcester ss.

July 11, 1977

Then personally appeared the above named John J. Moriarty and Jeannette J. Moriarty and acknowledged the foregoing instrument to be their free act and deed, before me

Edward F. Sughrue Notary Public - Justice of the Peace

My commission expires

December 14, 1980

(\*Individual — Joint Tenants — Tenants in Common — Tenants by the Entirety\*)

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

Recorded JUL 12 1977 at 3 h. 40 m. P.M.