

James A. Johnson, Jr., Individually

of Winchester, Middlesex County, Massachusetts

being ~~un~~married, for consideration paid, and in full consideration of \$15,000.00----

grants to Kenneth L. Phipps and Carol J. Phipps, husband and wife *
as tenants by the entirety and not as tenants in common, both

of 164 Summit Street, Plantsville, Connecticut with ~~quitclaim~~ ^{WARRANTY} covenants
~~shelander~~

[Description and encumbrances, if any]

PROPERTY ADDRESS: Nipmuc Pond, Mendon, Massachusetts

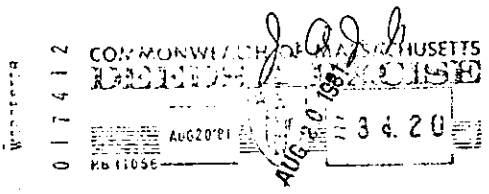
The land in Mendon, in the County of Worcester, Massachusetts, together with the buildings thereon, bounded and described as follows in a deed from Nellie P. Jewett to Harry A. Leonard, dated November 13, 1920, and recorded with Worcester District Deeds, Book 2243, Page 330 "A certain parcel of land 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 by Frank H. French by deed dated April 24, 1916, and 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 and 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 of the same premises conveyed to James A. Johnson and James A. Johnson, Jr., by deed dated August 15, 1972 and recorded at the Worcester County Registry of Deeds in Book 5253, Page 168. James A. Johnson died on August 16, 1977.

Witness my hand and seal this 21st day of July 1981

James A. Johnson, Jr.
James A. Johnson, Jr.



The Commonwealth of Massachusetts

MIDDLESEX ss.

7/21st 1981

Then personally appeared the above named James A. Johnson, Jr.

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

Henry F. Quill
Notary Public — ~~XXXXXXXXXX~~
Henry F. Quill
My Commission Expires April 16, 1982

Recorded AUG 20 1981 at / n/4 m. P. M.