

# Know all men by these presents

that I, Luther E. Taft, of Mendon in the County of Worcester and Commonwealth of Massachusetts,  
 in consideration of One Dollar and other valuable considerations,  
 paid by Walter L. Dixon of Milford, in said County,

Taft

to

Dixon

the receipt whereof is hereby acknowledged, do hereby remise, release, and forever quitclaim unto the said Walter L. Dixon a certain tract of land situated on the northeasterly shore of Nipmuck or Mendon pond, so called, in said MENDON, and bounded as follows: Beginning at a stake at the shore of said pond, and at land of Thomas F. Matthews; thence running N. 79° 35' E., with said Matthews land, 92 feet to a stake; thence S. 10° 25' E., with grantor's other land, 50 feet to a stake at land of Alice M. Bartlett; thence S. 79° 35' W., with said Bartlett land, 94 feet to a stake at the shore of said pond; thence northwesterly with said shore, about 50 feet to the point of beginning. With such rights of way, but none other, to and from the premises over an ancient town way along or near the shore of said pond, as I am entitled to grant. Reserving, however, to grantor and his heirs and assigns a right of way over a portion of the granted premises, two rods in width measured from the high water line of the shore of said pond; with the further right to him and his heirs and assigns to dedicate said reservation to the public. My title to the premises being derived by deed from my father, Ellis Taft, and by devise under the will of my uncle, George Taft.

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging,  
 to the said Walter L. Dixon and

his heirs and assigns, to their own use and behoof forever.

And I do hereby, for myself and my heirs, executors, and administrators,  
 covenant with the said grantee and his heirs and assigns that the  
 granted premises are free from all incumbrances made or suffered by me, except as aforesaid;

and that I will, and my heirs, executors, and administrators shall, warrant  
 and defend the same to the said grantee and his heirs and assigns forever against  
 the lawful claims and demands of all persons claiming by, through, or under me, except as aforesaid,  
 but against none other.

In witness whereof I, the said Luther E. Taft, being un-  
 married,

hereunto set our hands and seals this twenty-fourth day of  
September, in the year one thousand nine hundred and eight.

Signed and sealed in presence of

Wendell Williams

Luther E. Taft (seal)

### Commonwealth of Massachusetts.

Worcester, ss. September 24, 1908 . Then personally appeared  
 the above-named Luther E. Taft and acknowledged the  
 foregoing instrument to be his free act and deed, before me—

Wendell Williams Justice of the Peace.

Received Sept. 30, 1908 at 12 h. 42 m. P. M. Entered and examined.

Attest:

Register