

Know all men by these presents

that I, Luther E. Taft, of Mendon, County of Worcester in the Commonwealth of Massachusetts

in consideration of One Dollar and other valuable considerations paid by Adolphus W. Baker of Milford in said County

the receipt whereof is hereby acknowledged, do hereby remise, release, and forever quitclaim unto the said Adolphus W. Baker a certain tract or parcel of land situated in said MENDON, near the road leading therefrom to Uxbridge on the shore of Nip-muck Pond, so called; and bounded as follows: Beginning at the north-westerly corner of the granted premises on the shore of said pond, and at land of Henry W. Gaskill; thence running N. 69° 35' E. about 103 feet with said Gaskill land and part of the way with an old wall to a corner of old walls at other land of the grantor; thence S. 17° 35' E. about 50 feet with said grantor's other land to a stake at land of Alfred W. White; thence S. 69° 35' W. about 90 feet with said White land to the shore of the pond; thence northwesterly with the shore of the pond to the point of beginning, with such rights of way but none other to and from the premises over an ancient way along or near the shore of said pond as I am entitled to give, and reserving to the grantor and his heirs and assigns forever 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 at any time. My title is derived by deed from my father, Ellis Taft, and under will of my uncle, George Taft.

Taft

to

Baker

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said Adolphus W. Baker 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.

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 but against none other.

In witness whereof I the said Luther E. Taft, unmarried,

hereunto set my hand and seal this thirteenth day of August in the year one thousand nine hundred and nine

Signed and sealed in presence of

Gustavus B. Williams

Luther E. Taft

(seal)

Commonwealth of Massachusetts.

Worcester, ss. August 13, 1909.

the above-named Luther E. Taft

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

Gustavus B. Williams

Then personally appeared and acknowledged the

Justice of the Peace.

Received Sept. 25, 1909, at 10 h. 42 m. A. M. Entered and examined.