

free act and deed, before me,

Rec'd Aug. 1, 1922 at 8h. 30m. A. M.

Frank Leveroni

Justice of the Peace.

Ent'd & Ex'd.

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Chapin

to

Zimmer et al.

1-50¢ Stamp
2-25¢ Stamps
Cancelled

KNOW ALL MEN BY THESE PRESENTS that I, Joseph B. Chapin, of Hopedale in the County of Worcester and Commonwealth of Massachusetts, in consideration of One Dollar and other considerations, paid by Nellie M. Zimmer and Josephine A. Zimmer, both of Boston, in the County of Suffolk and Commonwealth aforesaid, the receipt whereof is hereby acknowledged, do hereby GIVE, GRANT, BARE - GAIN, SELL and CONVEY unto the said Nellie M. Zimmer, and Josephine A. Zimmer, a certain parcel of land including all buildings thereon, situate on the northeasterly shore of Nipmuck Pond, so called, in MENDON, in said County and Commonwealth, being all the same premises described in deed of Luther E. Taft to said Joseph B. Chapin, dated October 1, 1908, recorded with Worcester District Deeds, Book 1890, Page 180, and bounded and described in said deed as follows, to wit: - "Beginning at a stake at land recently conveyed by grantor to Alice M. Bartlett; thence bounding on said Bartlett's land, N. 79° 35' E., about 100 feet to a stake; thence turning and making a right angle, S. 10° 25' E., bounding on grantor's other land, about 50 feet to a stake at land this day conveyed by grantor to Gilbert S. Arnold; thence turning and making a right angle, bounding on said Arnold's land, S. 79° 35' W. about 103 feet to a stake at or near the shore of said pond; thence bounding on said pond, 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 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."

Also a certain parcel of land situate on Taft Avenue, a private way, in said MENDON, being lot numbered fifty-two on "Plan of Lakeside Park, Mendon, Mass., owned by Luther E. Taft's Heirs, June, 1917", recorded with Worcester District Deeds, Plan Book 31, Plan 50; together with a right of way in common with others over said Taft Avenue, as shown on said plan; and subject to such rights of way across the same, if any now exist; being all the same premises conveyed by Adaline A. Davenport, Administratrix of the Estate of Luther E. Taft, to said Joseph B. Chapin, by deed dated September 4, 1917, recorded with Worcester District Deeds, Book 2142, Page 253.

TO HAVE and TO HOLD the granted premises, with all the privileges and appurtenances thereto belonging, to the said Nellie M. Zimmer and Josephine A. Zimmer and their heirs and assigns, to their own use and behoof forever. And I hereby for myself and my heirs, executors, and administrators, covenant with the grantees and their heirs and assigns, that I am lawfully seized in fee simple of the granted premises; that they are free from all incumbrances, except as aforesaid; that I have good right to sell and convey the same as aforesaid; and that I will and my heirs, executors, and administrators shall WARRANT and DEFEND the same to the grantees and their heirs and assigns forever against the lawful claims and demands of all persons, except as aforesaid.

And for the consideration aforesaid I, Millie M. Chapin, wife of said Joseph B. Chapin, do hereby release unto the said grantees and their heirs and assigns all right of or to both DOWER and HOMESTEAD in the granted premises, and all other rights and interests therein.

IN WITNESS WHEREOF we the said Joseph B. Chapin and Millie M. Chapin hereunto set our hands and seals this eleventh day of February in the year one thousand nine hundred and twenty-two.

Signed and sealed in the presence of

Clifford A. Cook (to J. B. C.)

Celia A. Wellington

Joseph B. Chapin (seal)

Millie M. Chapin (seal)

Commonwealth of Massachusetts

Worcester ss. February 11, 1922. Then personally appeared the above named Joseph B. Chapin and acknowledged the foregoing instrument to be his free act and deed, before me

Clifford A. Cook Justice of the Peace
My commission expires August 3, 1923.

Rec'd Aug. 1, 1922 at 8h. 30m. A. M.

Ent'd & Ex'd.

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