

1-\$2.00 Stamp
1-50¢ Stamp
Cancelled

premises, situate in MENDON, in the County of Worcester and Commonwealth of Massachusetts, being all the same premises described in deed of Luther E. Taft to Wilfred L. Scott, dated September 28, 1911, recorded with Worcester District Deeds, Book 2077, Page 453, and bounded and described in said deed as follows, to wit:- "A certain tract of land situated in said Mendon, near the shore of Mendon or Nipmuck Pond, as the same may be called, bounded as follows: Beginning at a stake at the northwesterly corner of the granted premises, the same being the northeasterly corner of land heretofore conveyed by me to Edward J. Livingstone, now owned by one Marden, said stake being 100 feet from the shore of the pond, measured on a line running N. 79° 35' E.; thence running with said course N. 79° 35' E. 100 feet to a stake; thence running S. 10° 25' E. 50 feet to a stake; said last two lines bounding on other land of the grantor; thence S. 79° 35' W. 100 feet with land of one Smith to a stake at the southeast corner of said Livingstone land; thence running with said Livingstone land N. 10° 25' W. 50 feet to the point of beginning.

With the right to pass and repass from the granted premises to the shore of the pond over the grantor's land adjoining the granted premises and said Livingstone land on the north, and also with the right to pass and repass over the right of way reserved along the shore of said pond."

Also being all the same premises described in deed of Edward J. Larkin to said Francis E. Larkin, dated December 16, 1927, recorded with Worcester District Deeds, Book 2456, Page 333.

Also certain premises, being all the same premises described in deed of Maria Grossi to said Francis E. Larkin, dated October 31, 1928, recorded with Worcester District Deeds, Book 2481, Page 587, and bounded and described in said deed as follows, to wit:- "A certain tract of land situated in the Northeasterly shore of Nipmuck Pond, so-called, in Mendon in said County, bounded as follows: Beginning at a stake at or near the shore of said Pond at land, now or formerly, of Luther E. Taft, thence N. 79° 35' E. about 31.8 feet to a drill hole in a rock; thence continuing in the same course 68.2 feet to a stake; thence S. 10° 25' E. making a right angle with the course last named, 50 feet to a stake; the last three lines named bounding on land formerly of Luther E. Taft; thence making a right angle and running S. 79° 35' W. about 95 feet to a stake at or near the shore of the Pond, the last line bounding on land now or formerly, of Charles A. Smith; thence by and with the shore of said Pond about 50 feet to the point of beginning.

Together 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.

Said premises are conveyed subject to the right of Luther E. Taft, his heirs and assigns, of 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 of said Luther E. Taft, his heirs and assigns, to dedicate said reservation to the public."

Also certain premises, being all the same premises described in mortgage deed of Frances T. Carter to the Milford Co-operative Bank, dated January 26, 1924, recorded with Worcester District Deeds, Book 2324, Page 150, and bounded and described in said deed as follows, to wit:- "a certain parcel of land, including all buildings thereon, on the southeasterly side of Depot Street, in said MILFORD, bounded and described as follows, to wit:- Beginning at the northerly corner of the granted premises on the southeasterly side of said Street at land of one Kiernahan, formerly of one Donovan; thence S. 31° W. by the southeasterly side of said street 100 feet to land of one Hannigan, formerly of one Eames; thence S. 59° E. by said Hannigan land 100 feet to other land formerly of one Eames; thence N. 31° E. by said Eames land 100 feet to said Kiernahan land; and thence N. 59° W. by said Kiernahan land 100 feet to the point of beginning.

Being all the same premises conveyed by John Taft and Stephen Sweet to John Wood by deeds dated respectively April 11, 1863, and April 29, 1863, recorded with Worcester District Deeds, Book 665, Pages 377 and 376."

I, Gertrude G. Larkin, wife of said grantor, release to said grantee all rights of D O W E R and H O M E S T E A D and other interests therein.

W I T N E S S our hands and seals this 11th day of May 1939.

Charles W. Gould
to F. E. L. and G. G. L. Francis E. Larkin (seal)
Gertrude G. Larkin (seal)

The Commonwealth of Massachusetts
Worcester, ss. May 11, 1939. Then personally appeared the above named Francis E. Larkin and acknowledged the foregoing instrument to be his free act and deed, before me,

Charles W. Gould Notary Public
My commission expires May 23, 1941

Rec'd May 17, 1939 at 11h. 37m. A. M. Ent'd & Ex'd.

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