

I, Robert B. Dunlap

of Mendon, Worcester County, Massachusetts,

being unmarried, for consideration paid, grant to Florence D. Watson, of Milford,

County of Worcester, Massachusetts

with warranty covenants

~~the land~~

[Description and encumbrances, if any]

a certain tract or parcel of land, with the buildings thereon, in Mendon, Worcester County, Massachusetts, near the easterly shore of Nipmuck Pond, so-called, bounded as follows:-

Beginning at a stone bound at the southwesterly corner of the granted premises and the northwesterly corner of said land, now or formerly of Blanche L. Weston and at a roadway; thence N. 73° 50' E. with said Weston land one hundred (100) feet to the northeasterly corner of said Weston land; thence N. 16° 10' W. bounding on land, now or formerly of Luther E. Taft fifty (50) feet to a stake at land, now or formerly of one Wilcox; thence S. 73° 50' W. with said Wilcox land one hundred (100) feet to a stake at said roadway; thence S. 16° 10' E. with said roadway fifty (50) feet to the point of beginning, said last line being a continuation northerly of the westerly line of land, now or formerly of one Weston.

Together with a right of way over said roadway.

Also an adjoining certain tract of land, situated in said Mendon, easterly of Nipmuck Lake or Mendon Pond, as the same may be called, bounded as follows:-

Beginning at a point marked by a stone set in the ground with a drill hole therein, at the northwesterly corner of the granted premises, and being in the easterly line of a reserved roadway forty (40) feet in width that runs in a general northerly and southerly direction along the easterly boundary line of land, now or formerly of David Bushee; thence N. 73° 50' E. 100 feet, with land, now or formerly of Luther E. Taft to a stake; thence S. 15° E. 64.30 feet with said Taft land to a stake; thence S. 82° 10' W. 100 feet with said Taft land to a stake in the easterly line of said roadway; thence with the easterly line of said roadway N. 16° 10' W. 50 feet to point of beginning; together with right of way as above.

Being the same and all the same premises as were conveyed to Carmela Guerriero by deed of Geroge Pozzoli dated August 18, 1946, recorded with Worcester Deeds, Book 3017, Page 532.

Being the same and all the same premises as were conveyed to me by Carmela Guerriero by deed dated August 19, 1947, recorded with Worcester District Deeds, Book 3075, Page 60.