

We, Robert Glocker and Anita Glocker, husband and wife, as tenants by the entirety, both of Bellingham, Norfolk County, Massachusetts, being ~~un~~married, for consideration paid, grant to Phyllis M. Flinton of North Smithfield, Rhode Island with quitclaim covenants

~~whereby~~ A certain parcel of land including all buildings thereon, situated on the northeastern shore of Nipmuck Pond, so called, in Mendon, in Worcester County, in said Commonwealth, being all of the same premises conveyed by Nellie M. Zimmer, Administrator of the Estate of Josephing A. Zimmer, by deed dated November 8, 1948, and recorded in Worcester District Registry of Deeds, Book 3169, Page 100 and bounded and described in said deed as follows:

"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 situated 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.

Being the same premises conveyed to Nellie M. Zimmer and Josephine A. Zimmer, dated August 1, 1922 and recorded in Worcester District Registry of Deeds, Book 2275, Page 314."

Said granted premises are conveyed subject to the taxes for the year 1953, which the grantee assumes and agrees to pay as part consideration for this deed.

