

Robert Glockner and Anita Glockner,

holder of a mortgage

from Phyllis M. Flinton and Arthur T. Flinton, Sr. to Robert Glockner and Anita Glockner dated June 27, 1953 recorded with Worcester District Registry of Deeds book 3514, page 133, by the power conferred by said mortgage and every other power, for Thirty Two Hundred (\$3200.00) dollars paid, grant to Robert Glockner and Anita Glockner

the premises conveyed by said mortgage.

"A certain parcel of land including all buildings thereon, situated on the north-easterly 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 Josephine 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.

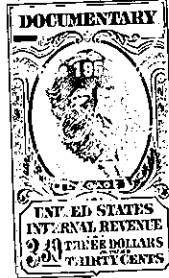
With such rights of way, but none other, to and from the premises over an ancient town way along or near the shore of said pond, as I am entitled to grant.

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.

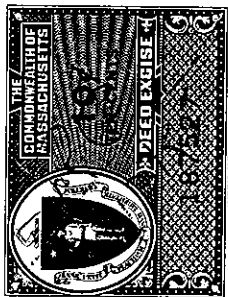
Also a certain parcel of land situated on Taft Avenue, a private way, in said Mendon, being lot numbered fifty-two on "Plan of Lakeside Park, Mendon, Mass., owned by Luther E. Taft's Heirs, June 1917", recorded with Worcester District Deeds, Plan Book 31, Plan 50; together with a right of way in common 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, Administrator 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 premises being all the same premises conveyed by Robert Glockner et ux to Phyllis M. Flinton, by deed of even date to be recorded in the Worcester District Registry of Deeds".



Witness our hands and seal this 17th day of June 1955



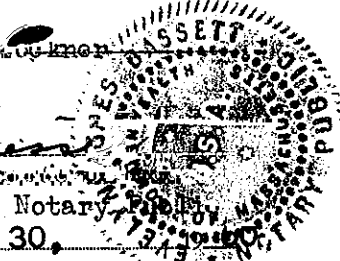
Robert Glockner
Anita Glockner

Commonwealth of Massachusetts

Norfolk, ss. June 17th 1955

Then personally appeared the above named Robert Glockner and Anita Glockner and acknowledged the foregoing instrument to be their free act and deed, before me,

Evelyn Agnes Bassett



My commission expires January 30,

Recorded June 2, 1955 at 8h. 30m