

I, IDA MANSEAU

of Mendon, Worcester County, Massachusetts,  
 being unmarried, for consideration paid, grant to GERTRUDE G. LARKIN  
 of Milford, said County, with quitclaim covenants

Certain 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 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 on 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."-----

Being the first and second described parcels of land in deed of Francis E. Larkin to Milford Savings Bank, dated May 11, 1939, recorded with Worcester District Deeds, book 2744, page 411.

Also being all the same premises described in deed of Milford Savings Bank to Philip Manseau and Ida Manseau, dated July 19, 1940, and recorded with said Worcester District Deeds.

Said premises are conveyed subject to a mortgage held by the Milford Savings Bank on which the principal sum is now \$2110.73, which mortgage the grantee assumes and hereby agrees to pay.