

Alfred E. Hixon
3-11-63 P. 263

I, ANNA B. O'BRIEN,

of Milford, Worcester County, Massachusetts,

being unmarried, for consideration paid, grant to ROLAND E. HIXON and NANCY F. HIXON, husband and wife as tenants by the entirety, both of 127 Dutcher Street,

of Hopedale, said County

with warranty covenants

the land in

~~[Description and circumstances if any]~~

Being all and the same premises conveyed to me by deed of George R. Murphy, said deed dated April 28, 1967 and recorded with Worcester District Registry of Deeds Book 4753 Page 442 and more particularly bounded and described therein as follows:-

"A certain parcel of land, including all buildings thereon, situated on the shore of Nipmuck Pond, so called, in said Mendon, being all the same premises described in deed of Luther E. Taft to said Edwin L. Wilson, dated October 4, 1909, recorded with Worcester District Deeds, Book 1917, Page 585, and bounded and described in said deed as follows, to wit:-

" - beginning at a drill hole in a rock at the shore of said pond, and at land of Marcus M. Aldrich; thence running with said Aldrich land, N. 70° 35' E. 106 feet to a stake at other land of the grantor; thence with said other land, S. 38° 30' E. 53 feet to a stake; thence still with grantor's other land, S. 70° 35' W. about 65 feet to the shore of the pond; thence in a varying curved line, with the shore of the pond, northwesterly to the drill hole at the point of beginning.

With such rights of way, but non 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 assigns to dedicate said reservation to the public at any time".

Also certain premises, being all the same premises described in deed of Adaline A. Davenport, administratrix of the estate of Luther E. Taft, to said Edwin L. Wilson, dated September 4, 1917, recorded with Worcester District Deeds, book 2142, page 53, and bounded and described in said deed as follows, to wit:-

" a certain parcel of land situated on Taft Avenue, a private way, in said Mendon, being lot numbered fifty-nine 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".

See also deed of Edwin L. Wilson dated October 30, 1926 to the said George R. Murphy et ux, and recorded with said Worcester Deeds, Book 2421, Page 22.

For further reference see deed of Elsie Irene Dautel to the said George R. Murphy et ux, said deed dated August 23, 1955 and recorded with Worcester District Registry of Deeds, book 3708, page 51".

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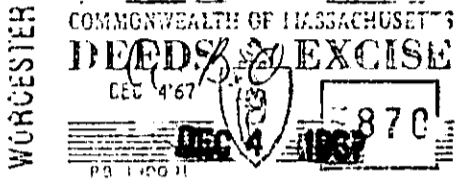
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~~husband~~ of said grantor,
~~wife~~

~~release to said grantees all rights of tenancy by the curtesy~~
~~dower and homestead~~ and other interests therein.

Witness my hand and seal this 30th day of November 1967

Anna B. O'Brien



The Commonwealth of Massachusetts

Worcester, ss. November 30, 1967

Then personally appeared the above named ANNA B. O'BRIEN

and acknowledged the foregoing instrument to be her free act and deed, before me

Robert S. Phillips
Notary Public - Justice of the Peace

My commission expires July 11 1968

Recorded Dec. 4, 1967 at 12h. 40m. P. M.

■ END OF INSTRUMENT ■

W.H. Sawyer Lumber Company holder of a mortgage
from Matty Ciociolo Builders Inc.
to W.H. Sawyer Lumber Company
dated July 22, 1955
recorded with Worcester District Registry of Deeds
Book 3699, Page 538 acknowledge satisfaction of the same.

In witness whereof, the said W.H. Sawyer Lumber Company