

We, Leon M. Wojnowski and Stella C. Wojnowski, husband and wife

of Mendon,

Worcester County, Massachusetts.

in consideration of less than \$100.00

grant to Leonard Wojnoski  
54 Pratt St.  
Fairfield, Conn. 06430

of

with quitclaim covenants

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A certain tract of land, together with the buildings thereon, situated on the northeasterly shore of Nipmuc Pond in Mendon, Worcester County, Massachusetts, consisting of two parcels of land, bounded and described as follows:

FIRST PARCEL: Beginning at the northwesterly corner of the granted premises at a point at the northeasterly shore of said Pond; THENCE N. 79°35' E. and bounding on land formerly of Joseph B. Chapin, about 103 feet to a stake at land formerly of Luther E. Taft, and being the second parcel hereinafter described; THENCE turning and making a right angle S. 10° 25' E. and bounding on the second parcel hereinafter described about 50 feet to a stake; THENCE turning and making a right angle S. 79°35' W. and bounding on land formerly of Luther E. Taft, about 110 feet to a stake at or near the shore of said Pond; THENCE bounding on said shore about 50 feet to the point of beginning.

Said parcel is subject to reservation of a right of way 2 rods in width measured from the high water line of the shore of said Pond, and with the further right to dedicate said reservation to the public, all as recited in deed of Luther E. Taft to Gilbert S. Arnold, dated October 1, 1908, recorded with Worcester District Deeds, Book 1890, Page 75.

SECOND PARCEL: A certain parcel of land situated on the southwesterly side of Taft Avenue in said Mendon, being Lot numbered fifty-three on "Plan of Lakeside Park, Mendon, Mass. owned by Luther E. Taft's Heirs, June, 1917", filed with said Deeds, Plan Book 31, Plan 50, and said parcel bounding on the northeasterly side of the first parcel above described.

Said premises are conveyed subject to flowage rights of record.

Being the same premises conveyed to these grantors by deed of Marjorie E. Hattersley et al dated June 28, 1961 and recorded with Worcester Deeds in Book 4211, Page 535.

HOWEVER RESERVING TO SAID GRANTORS, LEON M. WOJNOSKI AND STELLA C. WOJNOSKI A LIFE ESTATE IN SAID PREMISES.

Executed as a sealed instrument this 16th. day of November 19 78

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*Leon M. Wojnowski*  
*Stella C. Wojnowski*

The Commonwealth of Massachusetts

Worcester

ss.

November 16, 19 78

Then personally appeared the above named Leon M. Wojnowski and Stella C. Wojnowski

and acknowledged the foregoing instrument to be their free act and deed,

Before me, *Oscar J. Ryan*  
Oscar J. Ryan Notary Public - ~~xxxx of the xxx~~  
My commission expires April 3, 19 81

Recorded NOV 20 1978 at 11h. 20m AM