

I, NANCY F. HIXON,

of Milford, Worcester County, Massachusetts,

in consideration of --ONE HUNDRED FOUR THOUSAND (\$104,000.00) DOLLARS----

grant to DAYTON J. DEETZ and SANDRA L. DEETZ, husband and wife,

of 43 Taft Avenue, Mendon, Worcester County, Massachusetts

with quitclaim covenants

~~the land~~

Two certain parcels of land in said Mendon and being more particularly bounded and described as follows:

PARCEL ONE

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 Edwin L. Wilson, dated October 4, 1909, recorded with Worcester District Registry of 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 now or formerly of Marcus M. Aldrich; thence running with said Aldrich land, N. 70° 35' E. 106 feet to a stake at other land now or formerly belonging to Luther E. Taft; thence with said Taft land, S. 38° 30' E. 53 feet to a stake; thence still with Taft's other land, S. 70° 35' W. about 65 feet to the shore of said 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 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 the grantor and his assigns to dedicate said reservation to the public at any time.

PARCEL TWO

A certain parcel of land, including all buildings thereon, in said Mendon, being all of 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 the Worcester District Registry of 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,

PROPERTY ADDRESS: 43 Taft Avenue, Mendon, MA

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June, 1917", recorded with Worcester District Registry of Deeds in Plan Book 31, Plan 50; together with a right of way in common with others over said Taft Avenue, as shown on said plan.

Meaning to convey and hereby conveying all the same premises conveyed to Roland E. Hixon and Nancy F. Hixon, husband and wife, as tenants by the entirety, by deed of Anna B. O'Brien, dated November 30, 1967 and recorded with the Worcester District Registry of Deeds in Book 4812, Page 353.

The real estate described herein is the subject of a variance from the State Environmental Code, Title 5, 310 C.M.R. 15.03(7). Said variance relates to the nature, design and capacity of the sewage disposal system and is within the jurisdiction of the Massachusetts Department of Environmental Quality Engineering.

DEEDS REG 20  
WORCESTER

03.06/90

SA 474.24  
CASH 474.24

0006AL40 14:15  
EXCISE TAX

Executed as a sealed instrument this fifth day of March 1990.

Nancy F. Hixon  
Nancy F. Hixon

The Commonwealth of Massachusetts

WORCESTER, ss. March 5, 1990.

Then personally appeared the above named Nancy F. Hixon

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

Before me, Richard V. Fitzgerald  
Richard V. Fitzgerald, Notary Public - Middlesex County  
My commission expires October 21, 1994



ATTEST: WORC., Anthony J. Viglotti, Register