

We, Leon M. Wojnowski, Stella C. Wojnowski and Leonard Wojnoski said Leon M. Wojnowski also known as Leon M. Wojnoski and said Stella C. Wojnowski also know as Stella C. Wojnoski of 56 Milford St., Mendon, MA 01756

County Massachusetts

in consideration of less than \$ 100.00 paid

grant to Leonard Wojnoski and Margaret Wojnoski, husband and wife, as TENANTS By The Entirety, both of 54 Pratt St., Fairfield, Conn. 06430 with quitclaim covenants

~~XXXXXXXXXX~~

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.

For title of grantors see one deed dated June 28, 1961 recorded with Worcester Deeds in Book 4211 Page 535 and one deed dated November 16, 1978 and recorded with Worcester Deeds in Book 6618 Page 113.

Executed as a sealed instrument this 28th. day of April 19 92

Leon M. Wojnoski
Stella C. Wojnoski
Leonard Wojnoski

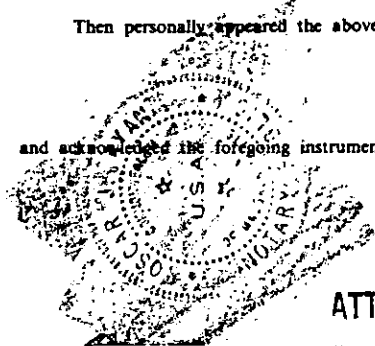
The Commonwealth of Massachusetts

Worcester ss. April 28, 19 92

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

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

Before me, Oscar J. Ryan Notary Public
My commission expires March 2, 19 95



ATTEST: WORC., Anthony J. Vigliotti, Register

Taft Ave.
Address of Property: R.F.D. 225-D Mendon, MA 01756

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