

DEED

25 May

142388

We, LEONARD WOJNOSKI AND MARGARET WOJNOSKI, husband and wife, of Fairfield, Connecticut 06430

for consideration paid and in full consideration of \$152,000.00

grant to CHASSON W. DOE

of 96 N. Main Street, Uxbridge, Massachusetts 01569

with *quitclaim covenants*

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 deed dated April 28, 1992 recorded with Worcester Registry of Deeds in Book 14221 Page 166.

ATTORNEYS:
HOLLAND, SULLIVAN & McLAUGHLIN, PC
Attorneys at Law
P.O. Box 268
12 Congress Street
Milford, MA 01757

Property Address: 29 Taft Avenue, Mendon, MA

00 NOV 17 PM 3:50

Witness our hands and seal this 17th day of NOVEMBER, 2000

Leonard Wojnoski
LEONARD WOJNOSKI

Margaret Wojnoski
MARGARET WOJNOSKI

WORCESTER
DEEDS REG 20
WORCESTER

11/17/00 3:28PM 01
000000 #8325
FEE \$693.12
CASH \$693.12

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

NOVEMBER 17, 2000

Then personally appeared the above named Leonard Wojnoski and Margaret Wojnoski and acknowledged the foregoing instrument to be their free act and deed, before me

David T. Pagnini
David T. Pagnini
Notary Public
My commission expires: 9/17/04

ATTEST: WORC. Anthony J. Vigliotti, Register