

45/20
BEM

RETURN TO:

BRIAN W. MURRAY
P.O. BOX 696
MILFORD, MA 01757
#97-98

143866

DEED

I, Leona G. DiNardo, of 35 Taft Avenue, Mendon, Worcester County, Massachusetts

for consideration paid and in full consideration of less than One Hundred (\$100.00) Dollars

grant to Leona G. DiNardo of 35 Taft Avenue, Mendon, Worcester County, Massachusetts and Joan D. Cumming of 32 Churchill Street, Wiscasset, Maine 04578 and Geraldine DiNardo, of 29 Merrick Street, Worcester, Massachusetts, as joint tenants

WITH QUITCLAIM COVENANTS

a certain parcel of land, together with the buildings thereon, situated on the westerly side of Taft Avenue, and extending westerly to the easterly shore of Nipmuc Pond in Mendon, Worcester County, Massachusetts, and bounded and described as follows:

That certain parcel of land situated on the easterly side of Nipmuc Pond in Mendon beginning at a stake at or near the shore of said Pond and at or near the southeast corner of Cook's Cove;

thence running northerly 79 degrees 35 minutes east two hundred (200) feet to a stake;

thence south 10 degrees 25 minutes east sixty (60) feet, more or less, to a stake;

thence south 79 degrees 35 minutes west one hundred eighty-nine (189) feet, more or less, to a stake at or near the shore of said Pond;

thence northerly following the shore of said Pond sixty (60) feet, more or less, to the point of beginning;

with quit claim right of way to and from the premises over an ancient way along or near the shore of said Pond;

reserving to Mrs. Marden's grantor and his heirs and assigns forever a right of way two (20) rods in width measured from the high water line of the shore of said Pond and with right to dedicate said reservation to the public.

SEP 18 2001 Recorded 9 AM

Being the same premises conveyed by deed of Raymond A. White and Margaret R. White to John J. DiNardo and Leona G. DiNardo, dated April 4, 1951 and recorded at the Worcester District Registry of Deeds in Book 3327, Page 59.

Executed as a sealed instrument this 12th day of September, 2001.

Leona G. DiNardo

LEONA G. DINARDO

COMMONWEALTH OF MASSACHUSETTS

Worcester, SS.

September 12, 2001

Then personally appeared the above named Leona G. DiNardo and acknowledges the foregoing to be her free act and deed, before me:

Lisa A. Brill

LISA A. BRILL

Notary Public

My Commission Expires: 10/21/2005

Seal

ATTEST: WORC. Anthony J. Vigliotti, Register