

DOCUMENT No. 8327

Statute Form of

Warranty Deed

William F. Irons

TO

Hipmuc Yacht Club, Inc.

WORCESTER REGISTRY DISTRICT,  
RECEIVED FOR REGISTRATION

DEC 27 1938

2 o'clock 22 m. P. M. 19

at ..... o'clock and ..... minutes ..... m.

Received and entered with .....

Deeds

Book ..... Page ..... ORIGINAL CERTIFICATE OF TITLE ISSUED

Attent: THIS DECREE TRANSCRIBED INTO  
REGISTRATION BOOK 13

BEING CERTIFICATE No. 2464 IN

WORCESTER REGISTRY DISTRICT. Register  
FROM THE OFFICE OF

I, William F. Irons

of Mendon, Worcester County, Massachusetts

being ~~un~~married, for consideration paid, grant to Nipmuc Yacht Club, Incorporated, a corporation duly established under the laws of Massachusetts and having its usual place of business in said Mendon

with warranty covenants

the land in said Mendon being that certain parcel bounded and described  
[Description and encumbrances, if any]  
 as follows:

NORTHERLY by land now or formerly of the Uxbridge Street Railway Company one hundred thirty-two (132) feet;

SOUTHEASTERLY by lot B-1 as shown on a plan hereinafter described two hundred (200) feet;

SOUTHERLY by Mendon Pond about ninety (90) feet; and

WESTERLY by lot B-3 as shown on said plan one hundred seventeen (117) feet.

All of said boundaries are determined by the Land Court to be located as shown on a sub-division plan of lot B drawn by Henry W. Gaskill, C. E., dated October 1909 as modified and approved by the said Court, filed in the Land Registration Office, a copy of a portion of which is filed with Land Registration Certificate #235.

Being lot B-2 on said plan.

Said lot above described is subject to a public right of way over the same with teams and on foot from the Uxbridge Road to said Mendon Pond and thence easterly along the edge of said pond.

These premises are those noted in the Transfer Certificate of Title No. 2045 of the Worcester Registry District of Worcester County and registered in the office of the Assistant Recorder of said district at Worcester in said County, in Book 11, Page 2045.

I, Lillian M. T. Irons of said Mendon, ~~husband~~ <sup>wife</sup> of said grantor,

release to said grantee all rights of ~~tenancy-by-the-custody~~ <sup>dower and homestead</sup> and other interests therein.

Witness OUR hand and seals this fifteenth day of December 19 38.

W. P. McFarland  
William F. Irons Jr

William F. Irons  
Lillian M. T. Irons



**The Commonwealth of Massachusetts**

Worcester ss. December 15, 19 38.

Then personally appeared the above named William F. Irons

and acknowledged the foregoing instrument to be his free act and deed before me

Henry C. Skebster  
Notary Public - Justice of the Peace

My commission expires April 13, 19 45.

**ATTEST: WORC. Anthony J. Vigliotti, Register**