

Worcester ss. August 1, 19 44. Then personally appeared the above named  
Kathrina A. Dodge and acknowledged the foregoing instrument to be the free  
act and deed of the Grafton Co-operative Bank before me—

*Florence B. ...*  
Notary Public  
My commission expires

Rec'd Sept. 1, 1944 at 3h. 3m. P. M. Ent'd & Ex'd.

■ END OF INSTRUMENT ■

I, Anna C. Carlstrom,  
of Mendon Worcester County, Massachusetts,  
being unmarried, for consideration paid, grant to Nicholas Frabotta  
of Uxbridge, in said County of Worcester,

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with warranty covenants  
the land in a certain tract or parcel of land with the buildings thereon  
(Description and encumbrances, if any)  
situated in said Mendon, near Mendon Center, bounded and described  
as follows:

Beginning at the intersection of the road leading from Mendon to Uxbridge, formerly the Boston and Hartford Turnpike, with the road leading from Mendon to Millville Village; thence southerly, bounding by said road to Millville, to land of Henry W. Brown; thence westerly, bounding by said Brown's land and land of Luther E. Taft (formerly Dennis Halloran's land) to land formerly of Stephen Cook, but now of the Milford and Uxbridge Street Railway Company; thence northeasterly, bounding by said Railway Company's land to said road from Mendon to Uxbridge; thence easterly, bounding by the road last named, to land formerly of Wm. Dennis Kelly; thence southerly; thence easterly; thence northerly, the last three lines bounding on said Kelly land, to the road last named; thence easterly, bounding northerly by said road to the point of beginning.

Excepting from the above a parcel of land conveyed by Nils J. Carlstrom to Edward D. Emig, dated July 31, 1915, recorded in the Worcester District Registry of Deeds, Book 2084, Page 300, described therein as follows: "the land in said Mendon, being a triangular tract situated between the tracks of the Milford and Uxbridge Street Railway Company and Nipmuck Pond, so-called, and being bounded, southeasterly by a stone wall at other land of the grantor, which wall extends from the land constituting the location of said Street Railway Company westerly about 500 feet to land of Luther E. Taft; westerly by said Taft land about 300 feet, until it meets said Street Railway Company land; northerly or northeasterly by said Street Railway Company land, with the right of way 12 feet in width over a tract of land extending from the conveyed tract easterly along land of grantor adjoining land of said Street Railway Company to the point where thr grantor has a right to cross said tracks, and thence over said crossing to the highway leading from said Mendon to Uxbridge."

Also excepting 19,700 square feet taken by the Commonwealth of Massachusetts for location of State Highway as described in instrument recorded in said Registry July 21, 1922, Book 2274, Page 366 and also excepting about 3360 square feet described in a Highway Relocation by Town of Mendon recorded January 12, 1933, Book 2578, Page 25.