

KNOW ALL MEN BY THESE PRESENTS

that I, Anna M. Leahy

of Framingham, Middlesex County, Massachusetts,

~~being unmarried~~, for consideration paid, grant to

Henry J. Dwyer and Thomas F. Dwyer

of Milford, County of Worcester, Commonwealth of Massachusetts, as joint tenants with quitclaim covenants

the land in (Description and encumbrances, if any)

Mendon, Massachusetts, together with all buildings thereon, bounded and described in the deed recorded in Worcester County, Worcester District Registry of Deeds on January 18, 1940, Book 2766, Page 76.

Such land being the same as the two adjacent parcels that were conveyed, to Anna M. Healy of Milford, Massachusetts from Frank H. Wood and Samuel W. Wood, both of Mendon, Massachusetts. Deed to parcel 1 dated April 2, 1919 and deed to parcel 2 having been dated June 21, 1927, bounded and described as follows:

PARCEL 1.

a certain tract or parcel of land, situated in the westerly part of said Mendon, northerly of the Nipmuck Lake so known or Mendon Pond so called, and on the northerly side of an old town-way now not in general use, which old town-way adjoins the main road from the old Boston and Hartford Turnpike running westerly by said Lake, to the center village of Uxbridge in said Commonwealth, which parcel is bounded and described as follows, viz: Beginning at a point near the center of said old town-way; thence N. 5 degrees W. by other land of these grantors through a stone bound one hundred (106) six feet to a stone bound; thence N. 69 degrees E. by land of these grantors fifty (50) feet to a stone bound; thence S. 5 degrees E. by land of these grantors one hundred twenty-one and sixty-five hundredths (121.65) feet through a drill hole in a rock to the center of said old town way; thence westerly by said old town-way about fifty (50) feet to the place of beginning. Reserving and excepting, however, from this conveyance the right for these grantors their heirs and assigns to use for the purpose of passing and repassing any part of said old town-way, whether included in the above described parcel or not. And the right to any and all other persons now having the right to use said old town-way, to them, if any, and their heirs and assigns.

PARCEL 2.

A certain parcel of land situated in said Mendon, northerly of Lake Nipmuck or Mendon Pond, so called, and on the northerly side of an old road now not in general use, which Town way adjoins the main road from the old Boston and Hartford Turnpike running westerly by said Lake to the Center Village of Uxbridge in said Commonwealth, which parcel is bounded and described as follows: Beginning at a point near the center of said old Town Way, thence N. 5° W. by land of the grantee through a stone bound 106 feet to a stone bound, thence S. 69° W. by other land of grantors 50 feet to a stone bound, thence S. 5° E. by land of Mary O'Sullivan through a stake and stones 106 feet to the center of said old Town Way, thence reserving and excepting, however, the right for ourselves, our heirs and assigns, to use for the purpose of passing and repassing, any part of said old Town Way, whether included in the above described parcel or not; and also, the same right to all persons now having the right to use said old Town Way, for themselves, their heirs and assigns.