

We, ARTHUR J. DESILLIER and ROSE M. DESILLIER, husband and wife, both  
of Mendon, Worcester County, Massachusetts,  
being unmarried, for consideration paid, grant to

WILLIAM R. FRICKER  
of Milford, in said county, with quitclaim covenants  
the land in

(Description and encumbrances, if any)

Two adjacent tracts or parcels of land, together with the buildings thereon, situated in said Mendon and being all the same premises conveyed by Henry J. Dwyer and Thomas F. Dwyer by deed dated November 15, 1947, and recorded in Worcester District Registry of Deeds, Book 3093, Page 129, and bounded and described in said deed 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 my 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 easterly by said old Town Way about 50 feet to the place of beginning. 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."

Said premises are conveyed subject to the municipal taxes for the year 1951 which the grantees hereby assume and agree to pay as part consideration for this deed.

Said Premises being all the same premises conveyed to us by Thomas F. Dwyer by deed dated May 28, 1951 and recorded in said Registry Book 3342 Page 151.