

I, P. Eugene Casey, a widower,
 of Milford, Worcester County, Massachusetts,
 being unmarried, for consideration paid, grant to B. John Palumbo

of Franklin, Massachusetts

with quitclaim covenants

~~XXXXXX~~ 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 ONE: 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 as 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 (121.56) 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 and 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 TWO: 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 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 hereby conveyed subject to a mortgage given by William R. Fricker to the Milford Savings Bank dated August 23, 1951, the principal balance now due is \$2207.05, recorded with Worcester District Registry of Deeds, Book 3359, Page 518, which mortgage the grantees hereby assume and agree to pay as part consideration for this conveyance.

Being the same and all the same premises described in a deed from Thomas John Quinn et ux. to me dated November 4, 1963, recorded with said Deeds, Book 4428, Page 237.

