

I, B. John Palumbo,

of Mendon,

Worcester County, Massachusetts,

being ~~announced~~; for the full consideration of \$14,500.00

paid

grant to Edward J. Dwyer and Sandra M. Dwyer, husband and wife, as tenants by the entirety, both

of Old Town Way, Mendon, Worcester County, Massachusetts,

with quitclaim covenants the land in:

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 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 re-passing 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 re-passing, 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."

GRANTEE(S) ADDRESS:

WORCESTER
 043357
 MAY 6 1974
 COMMONWEALTH OF MASSACHUSETTS
 DEEDS & EXCISE
 33.06
 MAY 1974
 FEB 10 59

Meaning and intending to convey and hereby conveying the same and all the same premises as were conveyed to me by Deed of P. Eugene Casey dated October 10, 1964, recorded with Worcester District Deeds, Book 4509, Page 125.

Said premises are conveyed subject to the municipal real estate taxes assessed or to be assessed for the period commencing January 1, 1974, which taxes the grantees hereby assume and agree to pay.

Executed as a sealed instrument this second day of May 19 74

[Handwritten signature]

The Commonwealth of Massachusetts

WORCESTER ss. May 2, 19 74

Then personally appeared the above named B. John Palumbo

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

[Handwritten signature]
 ALFRED B. CENEDELLA, JR. Notary Public

My commission expires October 29, 1976

Recorded MAY 6 1974 at 3 h. 7 m. P.M.