

I, Samuel W. Wood and I, Herbert S. Wood

of Mendon, Worcester County, Massachusetts, being unmarried, for consideration paid, grant to Harold J. Fairbanks and Helen S. Fairbanks, husband and wife, as joint tenants and not as tenants in common.

of Mendon, Massachusetts with quitclaim covenants

One certain lot or parcel of land situated in the westerly part of said Mendon northerly of Nipmuck Lake or Mendon Pond, so-called, and on the northerly

side of an old town way 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 drill hole in a ledge, it being the Northeast corner of piece of land formerly of John H. Cunniff and described in a deed from Frank H. Wood and Samuel W. Wood to said Cunniff. Thence by grantor's other land North 31° 30' West Fifty (50) feet to a stake and stones, it being the Northeast corner of the granted premises. Thence by grantor's other land South 58° 31' West One Hundred Thirty (130) feet to a stone bound. Thence Westerly by grantor's land One Hundred Ninety Seven (197) feet to a stone bound; it being the Northeast corner of a parcel of land described in a deed of Frank H. Wood and Samuel W. Wood to Anna M. Healy. Thence by said Anna M. Healy's land South 5° East through a drill hole in a rock One Hundred Twenty One 65/100 (121.65) feet to the center of said old town way. Thence by and with said old town way easterly Two Hundred Ninety Three (293) feet to a point opposite the end of a wall, it being the Southwest corner of said Cunniff's land. Thence by said Cunniff's land North 31° 30' West One Hundred (100) feet to a stone bound. Thence by said Cunniff's land North 58° 30' East One Hundred (100) feet to the first mentioned bound.

Reserving and excepting however, from this conveyance 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 other persons now having the right to use said old town way, for themselves, their heirs and assigns.

For title of Herbert S. Wood see Worcester Probate Records of Frank H. Wood.

I, Inez C. Wood (wife of Herbert S. Wood) ~~husband~~ wife of said grantor,

release to said grantee all rights of ~~her~~ dower and homestead and other interests therein.

Witness our hands and seals this Eighteenth day of July 19 46



Samuel W. Wood
Herbert S. Wood
Inez C. Wood

The Commonwealth of Massachusetts

Worcester, ss. July 18, 1946

Then personally appeared the above named Samuel W. Wood and Herbert S. Wood

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

Daniel J. O'Brien
Notary Public

My Commission expires December 14, 1951

Rec'd Aug. 5, 1946 at 9h. A. M. Ent'd & Ex'd.