540

See Plan Book 196, Plan 48 We, HAROLD J. FAIRBANKS and HELEN S. FAIRBANKS, husband and wife, both

of Mendon, Worcester County, Massachusetts, being manarried, for consideration paid, grant to EDWIN L. GASKILL and PAULINE M. GASKILL, husband and wife, as tenants by the entirety, both

of said Mendon

with quitclaim covenants

-the-land-in-

(Description and encumbrances, if any)

a certain 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, 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 the southerly corner of the granted premises at a drill hole in the center of said old town way; thence N. 58° 25' E. with said old town way 54.5 feet to a spike in the ground as a bound; thence N. 31° 30' W. and passing through a stone bound at the end of a stone wall, 100 feet to a stone bound; thence N. 58° 30' E., 100 feet to an iron pin; said last two lines bounding on other land of the grantors; thence N. 31° 30'W., and bounding on land now or formerly of one Wood, 50 feet to an iron pin and stones; thence S. 58° 30' W., 130 feet to a stone bound; thence S. 22° 35' E., and bounding on other land of the grantors, 151.0 feet to the point of beginning.

Reserving to ourselves, our heirs and assigns, the right to use any part of said old town way, whether included in the above described parcel or not, for all purposes for which ways may be now or hereafter commonly used in said Mendon; and excepting from this conveyance the same rights in all other persons legally entitled thereto.

Being the same premises shown on plan entitled "Plan of Land of Harold J. Fairbanks et. ux. Mendon Mass. Jan. 1954 Eastman and Corbett, Inc. Civil Engineers", and marked A on said plan, said plan to be filed herewith.

wife-

The consideration herefor is less than \$100.00.

release to said grantee all rights of dower and homestead and other interests therein.			
mitures our hands and seals this	20th d	February ay of	1954
	Harolo	1 Tairbank	λ
	Hele	a S. Frierl	Land
			••••
The Commonwealth of Massachusetts			
Worcester, ss.	¥	February 720,	19 54
Then personally appeared the above named	Harold J.	Fairbanks	
and acknowledged the foregoing instrument to be	his free	act and deed, before me	
Ğo:	rdon A. Sha	w Notary Public Justice of the	Peace
	My commission exp	oires May 4,	19 56.
Recorded March 30, 1954 at 10h.	37m. A. M.		