

WE, ARTHUR V. POND, ANNA H. POND AND CLARA W. POND,
each unmarried of Mendon, Worcester County, Massachusetts,
for consideration paid, grant to CLARENCE R. PHIPPS and
BETTY L. PHIPPS, husband and wife, as joint tenants, of West
Upton in said County and Commonwealth aforesaid with

QUITCLAIM COVENANTS

a certain tract or parcel of land in said Mendon on the westerly
side of George Street, so-called, bounded and described as
follows, to wit:

Beginning at the northeasterly corner of the granted premises
at an iron pipe at land of Nathaniel B. Cox and Doris M. Cox;
THENCE N. 62° 38' W. one hundred and fifty-four and seven
hundreds (154.07') feet by a stone wall and said Cox land to
an iron pipe at other land of these grantors; THENCE by said
other land of these grantors S. 35° W. one hundred and fifty
(150') feet to an iron pipe at other land of the grantors;
THENCE S. 62° 38' E. one hundred and fifty-four and seven
hundreds (154.07') feet by remaining land of these grantors
to a drill hole in wall at said George Street; THENCE N. 35°
E. one hundred and fifty (150') feet by said wall and said
George Street to the point of beginning.

The foregoing parcel contains .525 acres and is shown and set
forth on Plan of Land Mendon, Mass. sold to Clarence R. and
Betty L. Phipps by Arthur V. Pond et ali, April 27, 1951 by
Arthur H. Fitzgerald.

A stock fence adjoining land of the grantors and grantees is to
be maintained jointly by both parties, at the discretion of
the grantors.

Meaning and intending hereby to convey a portion of the fourth
parcel of land described in deed of Louise F. Griffith to
these grantors, dated May 20, 1940 and recorded in Worcester
District Registry of Deeds, Book 2775, page 472.

W I T N E S S our hands and seals this nineteenth day of July 1951



Arthur V. Pond
Clara W. Pond
Anna H. Pond

THE COMMONWEALTH OF MASSACHUSETTS

Worcester ss.

July 19 1951

Then personally appeared the above named ARTHUR V. POND
and acknowledged the foregoing instrument to be his free act
and deed, before me

Shelley D. Vincent
Notary Public

SHELLEY D. VINCENT

My commission expires May



Recorded Jan. 26, 1953 at 9h. A. M.