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We, Clarence R. Phipps and Betty L. Phipps, husband and wife,

of West Upton, Worcester County, Massachusetts,
~~being unmarried~~, for consideration paid, grant to Arnold D. Wilson and Hazel K. Wilson, husband and wife, as tenants by the entirety,

of Milford, Worcester County with quitclaim covenants

~~the land in~~ A certain tract or parcel of land in Mendon on the westerly side of George Street, so-called, bounded and described as follows, to wit:
(Description and encumbrances, if any)

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 fifty four and seven hundreds (154.07) feet by a stone wall and said Cox land to an iron pipe at land now or formerly of Arthur V. Pond, et ali, thence S. 35° W. one hundred fifty (150) feet by land now or formerly of said Pond to an iron pipe, thence S. 62° 38' E. one hundred fifty four and seven hundreds (154.07) feet by land now or formerly of said Pond to a drill hole in a wall at said George Street, thence N. 35° E. one hundred 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 the land of Arthur V. Pond, et ali and these grantees is to be maintained jointly in accordance with a provision contained in deed of Arthur V. Pond, et ali to Clarence R. Phipps, et ux. dated July 19, 1951 recorded with Worcester District Registry of Deeds Book 3479, Page 499.

Meaning and intending to convey the property described in deed of Arthur V. Pond et ali to these grantors dated July 19, 1951, recorded with Worcester District Registry of Deeds, Book 3479, Page 499. Said premises being a portion of the fourth parcel of land described in deed of Louise F. Griffith to Arthur V. Pond et ali by deed dated May 20, 1940, recorded in Worcester District Registry of Deeds, Book 2775, Page 472.

We, Clarence R. Phipps and Betty L. Phipps, husband and wife ~~said grantors~~, and wife ~~said grantors~~,

release to said grantee all rights of tenancy by the curtesy and other interests therein. dower and homestead

Witness our hands and seals this 16th day of June, 1954.

Clarence R. Phipps
Betty L. Phipps



The Commonwealth of Massachusetts

Worcester ss. June 16 1954

Then personally appeared the above named Clarence R. Phipps and Betty L. Phipps and acknowledged the foregoing instrument to be their free act and deed, before me

Arthur D. Hill Notary Public — Justice of the Peace

My commission expires April 9 1959

