

Being a portion of the premises conveyed to us by deed of Phyllis M. Bowles dated September 15, 1945 and recorded with Worcester District Deeds in Book 2969, Page 199.

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Together with a right of way over the following described tract: Beginning at a stone wall at the northeasterly corner of the premises at land of one Broughey and the westerly side of the road leading from Mendon to Milford on Route #16, in said Mendon; thence running S. 36°12' W. seventy-two and 44/100 (72.44) feet by the westerly side of said road to an iron pin; thence running N. 53°44' W. thirty-two and 79/100 (32.79) feet to an iron pin at land of said Thomas; thence running N. 60°33' E. by other land of the grantors, seventy-nine and 47/100 (79.47) feet to the point of beginning.

Together with the right to draw water from an artesian well, located on other land of the grantors, for use in operating a gasoline service station, the use, however, of said water to be subordinate to the rights of the grantors, their heirs and assigns; and provided further that the said water used by the grantees, their heirs and assigns, be compensated for by paying to the said grantors, their heirs or assigns, a certain amount as per the following rates: forty-five cents per 100 cubic feet for the first 5000 cubic feet per month, then 18 cents per 100 cubic feet in excess of said 5000 cubic feet per month. Provided further, that this right to draw water as aforesaid is subject to the following condition: that if the Town of Mendon makes water available to the said grantees their heirs or assigns, then said right to draw said water shall cease. And provided further, that the grantees, their heirs and assigns, shall install and always maintain at their expense the water meter, and attachments thereto, necessary to determine the amount of water used.

Together with the right to permit waste materials and like substances to flow into a septic tank now located in other land of the grantors, as the same now flow; provided that the grantees, their heirs or assigns, maintain said septic tank and keep the other land of the grantors in the same condition as it now is; and together with a license to pass on to said other land of the grantors for purposes of cleaning, repairing or otherwise maintaining said septic tank, and for this purpose only.

Said premises, together with said right of way, being shown on plan dated October 24, 1955 entitled " Plan of Land deeded to Edwin G. and Mary R. O'Grady by George and Eva Thomas Mendon, Mass. Scale 1 in. = 20 ft. - G. L. Dalrymple." to be recorded .

husband -- of said grantor,  
-wife

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

Witness OUR hands and seals this 24th day of July 19 56

*George Thomas*  
*Eva Thomas*

