

October 2, 1961

CERTIFICATE OF AUTHORITY TO TRANSFER REAL ESTATE, ETC.

I, ANDRE LAPERLE, hereby certify that I am the Clerk of Nipmuc Enterprises, Inc., a Massachusetts corporation with a usual place of business in Mendon, Massachusetts.

At a meeting of the stockholders of said corporation at which all stockholders were present, the following vote was unanimously passed:

"VOTED: That the president of Nipmuc Enterprises Inc. be, and he is hereby, authorized and empowered to negotiate, sell and transfer any and all real estate of this company at any price or prices that he may deem in the best interest of the company and, in effectuating this end, the president is hereby authorized and empowered to execute any and all instruments."

I further certify that GERARD BELISLE is the president of this company and that the foregoing vote has not been amended, rescinded or revoked.

Dated this 2nd day of October 1961.



Corporate Seal

Andre Laperle
Clerk

Recorded Nov. 7, 1961 at 12h. 3m. P. M.

■ END OF INSTRUMENT ■

I, Carlton L. Goss, being married, of Mendon, Worcester County, Massachusetts, for consideration paid, grant to myself, the said Carlton L. Goss, and Mildred A. Goss, husband and wife, as tenants by the entirety, both of said Mendon, with QUITCLAIM COVENANTS

The same and all the same premises conveyed to me by Deed of Austin B. Taft, dated November 29, 1949, recorded with Worcester District Deeds, Book 3128, Page 365, and therein bounded and described as follows, to wit:-

"FIRST PARCEL: A certain parcel of land on the Southerly side of Maple Street and bounded and described as follows:

BEGINNING at the Northwesterly corner of said parcel at land of one Phipps; THENCE N. 87° 09' E. 65 feet; THENCE in a Southerly direction 147.15 feet to land of this grantor; THENCE S. 76° 45' W. 83.50 feet by said land of this grantor to land of said Phipps; THENCE Northerly by said Phipps land to the point of beginning .

SECOND PARCEL: A certain parcel of land on the Southerly side of Maple Street adjacent to the first parcel hereinbefore described and bounded and described as follows:

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7656
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BEGINNING at the Northwesterly corner of said parcel at the Northeasterly corner of said first parcel; THENCE N. 87° 09' E. 65 feet to a driveway; THENCE S. 17° 57' E. 135.69 feet by said driveway to other land of this grantor; THENCE S. 76° 45' W. 83.50 feet to the first parcel hereinbefore described; THENCE Northerly 147.15 feet by said first parcel to the point of beginning.

Meaning and intending hereby to convey the third and fourth parcels described in a certain Deed of Austin B. Taft to said Harry Kushner recorded in Worcester District Registry of Deeds. See 'Plan of land in Mendon, Mass. owned by Austin B. Taft' dated May 8, 1941 and recorded in said Registry. Also the same premises conveyed to said Austin B. Taft by foreclosure deed dated March 14, 1949 and recorded in said Registry. "

Also conveying Easement of Austin B. Taft to said Carlton L. Goss, dated July 31, 1950 and recorded with said Deeds, Book 3274, Page 371 and described and set forth as follows:

"an EASEMENT over the driveway on the southerly side of Maple Street in said Mendon and adjacent to property of this grantee for the purpose of passing and repassing over said driveway on foot or with a vehicle to gain access to the second parcel of land described in deed of this grantor to this grantee dated November 29, 1949 and recorded in the Worcester District Registry of Deeds, Book 3218, Page 365.

Said driveway is shown on 'Plan of Land in Mendon, Mass. owned by Austin B. Taft dated May 8, 1941' and recorded in said Registry. "

(Consideration being less than \$100, no Documentary Revenue Stamps affixed).

I, Mildred A. Goss, wife of the grantor, release to the grantees all rights of dower and homestead and other interest in the granted premises.

WITNESS our hands and seals this 30th day of August 1961.

Phyllis B. Bouthillette
m. a. g. and
C. L. G.

Mildred A. Goss
Carlton L. Goss

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, ss.

August 30, 1961.

Then personally appeared the above named Carlton L. Goss and acknowledged the foregoing instrument to be his free act and deed, before me,

Phyllis B. Bouthillette
Phyllis B. Bouthillette, Notary Public
My commission expires: August 18, 1962

Recorded Nov. 7, 1961 at 12h. 7m. P. M.