

I, Leon E. Lemon

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of Hopedale

Worcester County, Massachusetts,

being ~~xxx~~married, for consideration paid, grant to Ralph J. Falardeau and Corinne M. Falardeau, husband and wife as tenants by the entirety, both of Northboro, Worcester County, Massachusetts

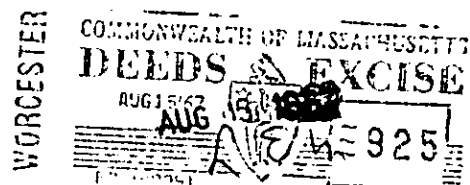
with quitclaim covenants

The land in Mendon, Worcester County, Massachusetts, southerly of Lake Nipmuc therein and easterly of Kinsley Lane, bounded and described in deed to this grantor by Muriel C. Fitzgerald dated May 18, 1942 and recorded in Worcester District Deeds, Book 2855, Page 418, and therein described as follows, to wit:-

"Beginning at the northerly corner of the granted premises at a drill hole in a ledge, the same being at a point on the southwesterly boundary of a private way leading southeasterly from said Lake and at the southeasterly corner of land of one Herbert M. Wood; thence with last-named land, S. 30° 30' W., eighty feet (80.00') to a drill hole in a ledge at other land of the grantors; thence with last-named land, S. 31° 04' E. thirty five and three one-hundredths feet (35.03') to a drill hole in a ledge; thence with same land, S. 20° 05' E., one hundred thirty and twenty five one-hundredths feet (130.25') to a drill hole in a ledge at the northwesterly boundary of a private way; thence with said boundary of last-named private way, N. 34° 01' E., one hundred twenty and fifty one one-hundredths feet, (120.51') to a concrete bound at the intersection of said last-named way with the first said way; thence with first said way, N. 32° 57' W., sixty one and twenty one-hundredths feet (61.20') to a concrete bound; thence with same way, N. 38° 52' W., ninety and twenty eight one-hundredths feet (90.28') to the place of beginning.

And for the consideration aforesaid the said grantors hereby give grant and convey to said Leon E. Lemon the right to forever use said Kinsley Lane and the private ways leading therefrom to the private way first above-mentioned, for all proper purposes and in the same manner as a public way; also the right, privilege or easement to lay and forever maintain in the said first above-mentioned private way suitable pipes for conveying water to the above described premises, said pipes to be constructed and maintained at the expense of the grantee and in a manner not to unreasonably interfere with the use of said private way for travel."

Said premises are conveyed together with the rights and subject to the conditions and restrictions as set forth in instrument recorded with said Deeds, Book 2705, Page 330.



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Said premises are conveyed subject to the pole and wire rights conveyed to Worcester Suburban Electric Company by instrument dated July 6, 1934 recorded with said Deeds, Book 2643, Page 186 if it affects the locus and also subject to the pole and wire rights conveyed to the New England Telephone and Telegraph Company et al. by instrument recorded with said Deeds, Book 3071, Page 105 insofar as the same may affect the locus.

Said premises are also conveyed subject to the taxes for the current municipal year, which taxes the grantees hereby assume and agree to pay as part consideration for this deed.

Witness my hand and seal this eleventh day of August 1967

*Leon E. Lemon*

Commonwealth of Massachusetts

WORCESTER, ss.

August 11, 1967

Then personally appeared the above-named Leon E. Lemon

and acknowledged the foregoing instrument to be his free act and deed, before me,

*J. Laurence Doyle*  
J. LAURENCE DOYLE, Notary Public

My commission expires February 23, 1974

Recorded Aug. 15, 1967 at 1h. 12m. P. M.

■ END OF INSTRUMENT ■

Affiliated Mortgage Company, Inc. holder of a mortgage  
from John M. Whittaker, Jr. and Beverly J. Whittaker  
to said Affiliated Mortgage Company, Inc.  
dated April 12, 1967  
recorded with Worcester District Registry of Deeds  
Book 4745, Page 497 acknowledge satisfaction of the same.

In witness whereof, the said Affiliated Mortgage Company, Inc.

has caused its corporate seal to be hereto affixed and these presents to be signed in its name and behalf by