

We, Arthur W. Birkmaier and Madeline Birkmaier, husband and wife,
as tenants by the entirety, both
of Winthrop, Suffolk County, Massachusetts

~~being unmarried~~ for consideration paid, and in full consideration of One (\$1.00) Dollar ~~and other~~
~~consideration~~
grant to Andrew C. Lagorio and Alida B. Lagorio, husband and wife, as *
joint tenants, both

of 174 Somerset Avenue, Winthrop, Massachusetts with quitclaim covenants
the following parcels of land in Mendon, in the County of Worcester,
~~the land in Massachusetts, :~~

(Description and encumbrances, if any)

Parcel No. One (1):

a certain parcel of land in Mendon, in the County of Worcester and Commonwealth of Massachusetts, situate on the southerly side of Mendon Pond, otherwise known as Lake Nipmuc, bounded and described as follows, to wit: beginning at a stake and stones on the shore line of said Pond at other land of prior grantor; thence with a wall S. 80° 36'E. 117.91 feet to a drill hole in a rock; thence S. 62° 41'E. 34.62 feet to a drill hole in a rock at the side of a road way at land now or formerly of one Freeman, the last two lines bounding on other land of the ^{prior} grantor; thence S. 34° W. 46.30 feet to a spike in an oak stump; thence S. 65° W. 57.68 feet to a spike in the road way at land this day conveyed to Paul F. C. Mias and Hazel F. Mias, the last two lines bounding on the side of said road way at said Freeman land; thence H. 49° 34' W. by last mentioned land 131.15 feet to a drill hole in a rock at the shore line of said Pond; thence in an easterly direction by the shore line of said Pond to the point of beginning; being a part of the premises conveyed by Luther E. Taft to Clinton R. Scott, by deed dated December 3, 1900, recorded with Worcester District Deeds, book 1668, page 446, together with all easements in common with others and subject to the conditions and restrictions contained in or referred to in said deed, so far as the same effect and apply to the premises herein conveyed. For our title, See deed of Stephen H. Reynolds, dated October 14, 1936, recorded with Worcester District Registry of Deeds, Book 2679, Page 491

Parcel No. Two (2):

a certain triangular strip of land in Mendon in the County of Worcester in said Commonwealth, situated on the southerly side of Mendon Pond, otherwise known as Lake Nipmuc, bounded and described as follows: beginning at a stake and stones on the southerly shore line of said Lake at other land of the prior grantors; thence southeasterly along land of the said grantors 35 feet more or less to a stone wall said wall being a part of the boundary line between other land of the said ^{prior} grantors and the ^{with} grantors; thence westerly along other land of the ^{with} grantors 38 feet more or less to said shore line of said Lake; thence northeasterly along said shore line 12 feet 7 inches, more or less to the place of the beginning.

Said triangular strip being a southwesterly corner of the premises conveyed to Samuel B. Young and Dora E. Young by deed dated August 7, 1944, recorded with Worcester District Registry of Deeds, Book 2927, page 577. For our title, see Deed of Samuel B. Young and Dora E. Young, dated November 19, 1945, and recorded with Worcester District Registry of Deeds, Book 2977 Page 433.

The consideration for these above parcels is less than \$100.00 - therefore, no documentary stamps are hereto affixed.

Witness our hand and seal^s this 16th day of July 19 79

Arthur W. Birkmaier
Arthur W. Birkmaier
Madeline Birkmaier
Madeline Birkmaier

The Commonwealth of Massachusetts

Suffolk, ss.

July 19 79

Then personally appeared the above named Arthur W. Birkmaier and Madeline Birkmaier

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

William Tick
William Tick Notary Public -- Justice of the Peace

My Commission Expires March 6, 19 81

Recorded JUL 19 1979 at 9 h. 42 m. AM