

We, Germano Pereira and Mary L. Pereira, husband and wife, both

of Milford Worcester County, Massachusetts,  
being ~~xxx~~ married, for the full consideration of \$24,000.00 paid

grant to Robert J. Noonan and Elizabeth M. Noonan, husband and wife  
tenants by the entirety

of North Avenue, Mendon, Massachusetts

with quitclaim covenants ~~xxxxxxx~~ A certain parcel of land with the buildings thereon, located on the shore of Lake Nipmuck in the Town of Mendon, Massachusetts, and bounded and described as follows:

Beginning at a stone bound on the westerly side of a way at land of John Lyon;

- THENCE, S. 26° 25' E., one hundred fifty (150.00) feet by said way and land of said Parkinson to an iron pipe at Parkinson's land;
- THENCE, S. 63° 35' W., two hundred seventy-two and thirty (272.30) feet by said Parkinson's land crossing the canal to an iron pipe at the outlet brook from Lake Nipmuck;
- THENCE, N. 30° 48' W., one hundred fifty and forty-four hundredths (150.44) feet by the outlet brook from Lake Nipmuck to an iron pipe on the southerly side of Lake Nipmuck;
- THENCE, N. 63° 35' E., by the southerly side of Lake Nipmuck crossing said canal and by land of John Lyon two hundred eighty-three and eighty-five hundredths (283.85) feet to the place of beginning.

Containing forty-one thousand seven hundred ten (41,710) square feet of land more or less.

Reserving the right to pass and repass on said canal, as shown on said plan hereinafter referred to, as a right of way from Lake Nipmuck to other land of grantor. Said canal being kept open and free of debris of all kinds at all times and shall be maintained at its present width and depth.

Granting the right to pass and repass over the present right of way from said premises to Millville Street, said right of way being over grantor's other land and right of way from grantor's land to Millville Street.

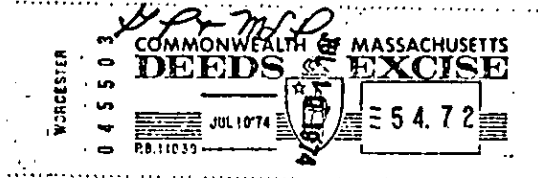
For reference see plan of land of Clayton Parkinson at Lake Nipmuck, Mendon, Massachusetts, dated May 19, 1966, drawn by John R. Andrews, Jr., Surveyor which plan is recorded in Worcester District Deeds, Plan Book 305, Plan 8.

For title see deed of Clayton E. Parkinson, to Norman E. Halsing and Sandra J. Halsing, dated November 17, 1966, and recorded in the Worcester District Registry of Deeds, Book 4719, Page 278. The grantor referred to in the above reservation clause and right of way clause is Clayton E. Parkinson.

Being the same and all the same premises described in a deed

GRANTEE(S) ADDRESS:

from Norman E. Halsing and Sandra J. Halsing to Germano Pereira and Mary L. Pereira dated October 19, 1970, recorded with Worcester District Registry of Deeds in Book 5069, Page 158.



Executed as a sealed instrument this 10 day of July 1974

\_\_\_\_\_ Germano Pereira  
 \_\_\_\_\_ Mary L. Pereira  
 \_\_\_\_\_  
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The Commonwealth of Massachusetts

Worcester

ss.

July 1, 1974

Then personally appeared the above named Germano Pereira and Mary L. Pereira

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

Angelo J. Roberts  
 Angelo J. Roberts Notary Public

My commission expires July 12, 1979

Recorded JUL 10 1974 at 12 h. 2 m. P.M.