

We, Robert J. Noonan and Elizabeth M. Noonan, husband and wife, both

Petition

of Mendon Worcester County, Massachusetts,

B 13317

P 146

being ~~un~~married, for consideration paid, and in full consideration of Thirty Two Thousand (\$32,000.00) Dollars grants to Kenneth E. Forbes and Joan A. Forbes, husband and wife, as tenants by the entirety, both of Kingsley Lane, Mendon, Worcester County, Mass. with quitclaim covenants

the land and buildings in Mendon, Massachusetts, being the same and all the same premises described in deed of Germano Pereira and Mary L. Pereira to the grantors (~~DECEASED XXXXXXXXXXXXX~~) herein dated July 1, 1974, recorded with Worcester Registry of Deeds, Book 5535, Page 173, and bounded and described in said deed as follows:

"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.

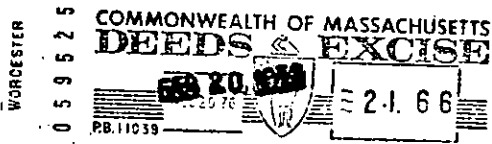
Being the same and all the same premises described in a deed from Norman E. Halsing and Sandra J. Halsing to Germano Pereira and Mary L. Pereira dated October 19, 1970, recorded with Worcester District Registry of Deeds in Book 5069, Page 158."

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The aforesaid conveyance is made subject to a mortgage to the Milford Federal Savings and Loan Association presently in the amount of \$22,870.90 which said mortgage the grantees herein assume and agree to pay as part of the purchase price.

Witness OUR hands and seals this 10th day of FEBRUARY 1976.

Robert J. Noonan
Elizabeth M. Noonan



The Commonwealth of Massachusetts

Worcester, ss. 2-10-1976

Then personally appeared the above named Robert J. Noonan and Elizabeth M. Noonan

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

David T. Pagnini
David T. Pagnini Notary Public - JAMES ROYCE PRESS
My Commission Expires October 29, 1976

Recorded FEB 20 1976 at 3 h. 50 m. P.M.