

See Plan  
Book 171,  
Plan III.

Book  
8225  
Page 19

Book 9171  
Page 54

Book 9217  
Page 128

I, ELLEN E. MITCHELL of Milford, Worcester County, Massachusetts,  
being unmarried, for consideration paid, grant to GEORGE C.  
JOHNSON and FERNIE A. JOHNSON, husband and wife as joint tenants,  
both of Mendon, Worcester County, Massachusetts,  
WITH QUITCLAIM COVENANTS  
TWO CERTAIN TRACTS OF LAND, including all buildings thereon,

on the southeasterly side of the road leading from Mendon to  
Uxbridge, in said Mendon, bounded and described as follows, to  
wit:

FIRST PARCEL

Beginning at a stake driven in the southeasterly side of the  
highway at the northwesterly corner of the granted premises at  
land now of this grantor and set forth as the second parcel here-  
inafter described; Thence S. 45° E. with said second parcel here-  
inafter described eighty-three (83) feet to Nipmuc Pond; Thence  
northeasterly with said pond about fifty (50) feet, more or less,  
at land now or formerly of Royal E. Davis; Thence N. 45° W.  
eighty-four (84) feet with said Davis land to a stake in said  
line of said highway; Thence southwesterly with said line of said  
highway fifty (50) feet to the point of beginning.

The premises herein described are sold and conveyed upon the  
express condition that if at any time the same shall be used by  
the grantee, their heirs and assigns, for the sale of intoxicat-  
ing liquors, thereon the same shall immediately revert to the  
grantor, her heirs and assigns.

Being the same premises conveyed to Lincoln Wright by deed  
of John T. Manson, dated June 5, 1905 and recorded with Worcester  
District Registry of Deeds, Book 1807, Page 356.

Meaning and intending to hereby convey any and all the same  
premises conveyed to this grantor by deed of Daniel Wright dated  
October 20, 1917 and recorded in the Worcester District Registry  
of Deeds, Book 2142, Page 252.

SECOND PARCEL

Beginning at the southerly corner of the granted premises on  
the shore of Nipmuc Pond at land formerly of Charles E. Guild;  
Thence N. 28° 45' W. by last mentioned land about sixty-eight (68)  
feet to the southeasterly side of said road; Thence northeasterly  
by the southeasterly side of said road about one hundred fifty  
(150) feet to the first parcel described in this deed; Thence  
southeasterly by said first parcel about eighty-three (83) feet  
to the shore of said Nipmuc Pond; Thence southwesterly by the shore  
of said Nipmuc Pond to the point of beginning.

Being the premises described in the following deeds: John  
T. Manson to Julius A. George, dated April 26, 1901 and recorded  
in the Worcester District Registry of Deeds, Book 1684, Page 81  
and John T. Manson to Julius A. George, dated December 4, 1903  
and recorded in the Worcester District Registry of Deeds, Book  
1768, Page 524.

Meaning and intending to hereby convey any and all the same  
premises conveyed to this grantor by Samuel V. Crane, Executor  
u/w Martha E. George, dated May 18, 1926 and recorded in the  
Worcester District Registry of Deeds, Book 2405, Page 317.

See Deeds to Commonwealth of Massachusetts by this grantor  
for Highway Location recorded in Worcester District Registry of  
Deeds Book 2274, page 366 and Book 3230, page 238 with respect  
to the above mentioned parcels. Grantees assume and agree to  
pay the taxes for the current year, 1951.

The foregoing parcels are shown on "Plan of Land Sold by  
Ellen E. Mitchell, Mendon, Mass. July 1950" by F. J. Brennan,  
Surveyor, Uxbridge, Mass. to be recorded herewith.

WITNESS MY HANDS AND SEALS THIS 17<sup>th</sup> DAY OF JANUARY, 1951.