

Lake about 1700 ft. to the point of beginning.

The above described property is known as Lake Nipmuc Park and has the following buildings thereon, namely: A waiting station, theater building, large dancing hall and pavilion, boat house, two toilet buildings and a small cottage, and is conveyed hereby with all the electric light wiring within and without the buildings, a rotary pump and motor and the piping connecting the same with the pavilion building, sewer piping and connections with the park buildings, and all the scenery erected in said theater building. The premises are shown upon a plan thereof made by Henry W. Gaskill, C. E. dated December, 1902, and comprise the first tract described in the deed of Jesse A. Taft to me, dated November 5, 1900, and recorded with Worcester District Deeds, Book 1669, Page 249; and are conveyed subject to a right of way conveyed to Henry W. Gaskill which extends from his land along the southerly side of the granted premises to said Nipmuc Street.

T O H A V E and T O H O L D the granted premises, with all the privileges and appurtenances thereto belonging, to the said Milford and Uxbridge Street Railway Company, and its successors and assigns, to their own use and behoof forever. And I hereby, for myself, and my heirs, executors and administrators, covenant with the grantee, and its successors and assigns, that I am lawfully seized in fee-simple of the granted premises; that they are free from all incumbrances except aforesaid conveyance to Henry W. Gaskill; that I have good right to sell and convey the same as aforesaid; and that I will, and my heirs, executors, and administrators shall W A R R A N T and D E F E N D the same to the grantee, and its successors and assigns forever, against the lawful claims and demands of all persons, except as to aforesaid conveyance.

I N W I T N E S S W H E R E O F, I, the said John T. Manson, being unmarried, hereunto set my hand and seal this second day of March, in the year one thousand nine hundred and three.

Signed and sealed in presence of

J. E. Walker

John T. Manson (seal)

Commonwealth of Massachusetts.

Worcester ss. June 2" 1903. Then personally appeared the above named John T. Manson, and acknowledged the foregoing instrument to be his free act and deed, before me,

J. E. Walker, Justice of the Peace.

Rec'd July 8, 1903, at 2h. 38m. P. M. Ent'd & Ex'd.

Attest: *Etta M. Hubbard, Asst.* Register.