

I, Pierina Ramelli

of Milford, Worcester County, Massachusetts,

being unmarried, for consideration paid, grant to

Joseph Flechinger and Albert Flechinger as joint tenants,

both

of said Milford

with warranty covenants

the land in

[Description and encumbrances, if any]

several parcels of land with buildings thereon situated in Mendon, namely: Certain premises, being the same premises described in deed of John T. Callahan to James J. Birmingham, dated May 17, 1920, recorded with Worcester District Deeds, book 2214, page 353, and bounded and described in said deed as follows, to wit:- two certain parcels of land including all buildings thereon, in Mendon in the County and Commonwealth aforesaid, the first of said parcels being the same conveyed by Adeline A. Davenport, Administratrix of the estate of Luther E. Taft to Joan T. Callahan, by deed dated Sept 4, 1917, recorded with Worcester District Deeds, book 2141, page 182½ and bounded and described in said deed as follows, to wit:- "a certain parcel of land, situated on Taft Avenue a private way, in said Mendon, being lot numbered sixty-one on "Plan of Lakeside Park, Mendon, Mass., owned by Luther E. Taft's Heirs, June, 1917", recorded with Worcester District Deeds, plan book 31, plan 50; together with a right of way in common with others over said Taft Avenue, as shown on said plan". ---The second of said parcels, being all the same premises conveyed by Luther E. Taft to Harriet M. Callahan, dated Aug. 17, 1911, recorded with said Deeds, book 1974, page 64, and bounded and described in said deed as follows, to wit:- "a certain parcel of land situated in said Mendon, on the easterly shore of Mendon or Nipmuck Pond, as the same may be called, and bounded as follows: beginning at a stake at the shore of said pond, and at land of Lewis S. Ford; thence running N. 61° E. with said Ford land 100 feet to a stake; thence S. 36° E. 50.6 feet with other land of the grantor, to a stake; thence S. 61° W. 100 feet with other land of the grantor, to a stake at the shore of the pond; thence northerly with said shore 50 feet to the point of beginning. With such rights of way, but none other, to and from the premises over an ancient town way along or near the shore of said pond, as I am entitled to grant. Reserving, however to the grantor and his heirs and assigns forever, a right of way over a portion of the granted premises two rods in width, measured from the high water line of the shore of said pond, with the further right to him and his heirs and assigns to dedicate said reservation to the public at any time." Also being all the same premises described in deed of James J. Birmingham to said Joseph Flechinger, dated Aug. 3, 1922, recorded with Worcester Deeds, book 2277, page 93.

Also certain premises, being all the same premises described in deed of Luther E. Taft to Lewis S. Ford, dated May 29, 1911, recorded with Worcester District Deeds, book 1968, page 202, and bounded and described in said deed as follows, to wit:- "A certain tract of land situated in said Mendon on the southeasterly shore of Mendon Pond, or Nipmuck Pond, as the same may be called, near the point therein commonly called the swimming hole, and bounded as follows: beginning as the northwesterly corner of the granted premises at the shore of said pond and a stake in the ground at other land of the grantor; thence N. 61° E. with said other land of the grantor, 51.7 feet to a drill-hole in a rock; thence continuing in the same course 48.3 feet to a stake in the ground; thence S. 29° E. still with other land of the grantor 50 feet to a stake; thence S. 61° W., still with grantor's other land, 100 feet to a stake at said shore; thence northwesterly with said shore, 50 feet to the point of beginning, with such rights of way, but none other, to and from the premises over an ancient way along or near the shore of the said pond, as I am entitled to grant, and reserving to