

Rudolph Mainini

The Commonwealth of Massachusetts

Worcester, ss. April 20th 1948 Then personally appeared the above named Rudolph Mainini and acknowledged the foregoing instrument to be his free act and deed, before me

Saul A. Seder Notary Public

My commission expires Jan. 5, 1951

Rec'd April 20, 1948 at 12h. 23m. P. M. Ent'd & Ex'd

* * * * *

Lake Nipmuc Park
Company

to

Angier

1-\$30.00 Stamp
3-\$10.00 Stamps
2-\$3.00 Stamps
Cancelled

Lake Nipmuc Park Company, a corporation duly established under the laws of Massachusetts, and having its usual place of business at Mendon, Worcester County, Massachusetts, for consideration paid, grants to Bradford Angier of Mendon, Massachusetts, with Q U I T C L A I M covenants, the land in MENDON, Massachusetts. On the southerly side of the road leading therefrom to Uxbridge, and on the shore of Nipmuc Lake, consisting of about twelve (12) acres with the buildings thereon, and comprising Lake Nipmuc Park so-called. The said land is bounded: Northwest-erly and northerly by said road, about six hundred and ninety-nine (699) feet; westerly by the road leading therefrom to Blackstone, called Nipmuc Street, about five hundred and twenty-six (526) feet; southerly by land formerly of Elizabeth O. Wood about five hundred and sixty-five and one-half (565 1/2) feet, and land now or formerly of Henry W. Gaskill about two hundred and ten (210) feet; and southeasterly and easterly about seven-teen hundred (1700) feet in a varying line by the shore of said lake. The premises hereby conveyed are subject to a right of way along the southerly side thereof conveyed by John T. Manson to Henry W. Gaskill, by deed dated May 31, 1901, and recorded with Worcester District Deeds, Book 1686, Page 511; and subject also to the rights, if any, of the Milford & Uxbridge Street Railway reserved in the deed from said company to Daniel H. Barnes et als dated November 20, 1922, and recorded with said Worcester District Deeds, Book 2286, Page 311.

Also the land in said Mendon that is situated northerly of said road leading therefrom to Uxbridge, opposite the above described tract, and that is bounded: southerly, three hundred and forty-seven (347) feet by a line parallel to and twenty-five (25) feet distant, measured northerly, from the center line of the street railway tract of the Milford & Uxbridge Street Railway Company as the same is now or was located and constructed in or adjoining said road; westerly by land now or formerly of M. J. Reynolds, one hundred and thirty-two and three tenths (132.3) feet; northerly by land now or formerly of one Rogers, one hundred and sixty-eight and five tenths (168.5) feet, and land formerly of John B. Warner, and more recently of one Martin, two hundred (200) feet; and easterly by land of Daniel H. Barnes, ninety-two (92) feet. The premises are conveyed subject to, and with the benefit of, the joint right of way created by deed of John B. Warner to John T. Manson, dated December 15, 1913, and recorded with said Deeds, Book 2044, Page 145, and deed from said Manson to Warner of even date therewith and duly recorded; and there is granted and conveyed herewith a convenient right of way to the granted premises for all purposes, from said road from Milford to Uxbridge northerly across the street railway tracks adjoining land of the Milford & Uxbridge Street Rail-way Company at the westerly limit of the granted premises.

Also the land in said Mendon that is situated northerly of the highway leading from Mendon to Uxbridge, near Lake Nipmuc Park, and further de-scribed as follows: Beginning at the southwesterly corner of the granted premises at land now or formerly of the Milford & Uxbridge Street Railway Company; thence running N. 33° 30' W. about two hundred (200) feet with land of Lake Nipmuc Park Company and land now or formerly of one Martin, to the old road so-called, at land now or formerly of Sarah Henry; thence easterly with said old road, sixty-eight (68) feet; thence southerly with land now or formerly of one Trask, two hundred (200) feet to said land now or formerly of the Milford & Uxbridge Street Railway Company; thence west-erly with said land now or formerly of the Milford & Uxbridge Street Rail-way Company, fifty (50) feet to the point of beginning. The premises have a cottage thereon and comprise lot numbered three on a plan of house lots designated as owned by John T. Manson, and being recorded with Worcester District Deeds, Plan Book 12, Plan 44, and dated September, 1906, made by Henry W. Gaskill, C. E. The premises comprise all that was conveyed to Daniel Barnes by deed of John T. Manson, dated March 27, 1906 and recorded with Worcester District Deeds, Book 1843, Page 566, and the northwesterly portion of that which was conveyed to Daniel Barnes by deed of said Manson dated Novemver 3, 1906 and recorded with said Deeds, Book 1846, Page 79. There is conveyed herewith all the right that the grantor has to pass and repass over said old road to the conveyed premises.

The premises hereby conveyed are subject to two highway locations to the Commonwealth of Massachusetts, recorded in said Deeds, Book 2247,