

Page 1; and Book 2274, Page 366.

Whether included in the above descriptions or not, the grantor means, intends and does hereby convey all the real estate owned by it in said Town of Mendon.

Said premises are conveyed subject to taxes for the year 1948.

I N W I T N E S S W H E R E O F the said Lake Nipmuc Park Company has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Rudolph Mainini its Treasurer hereto duly authorized, this 20th day of April in the year one thousand nine hundred and forty-eight.

Signed and sealed in presence of

Lake Nipmuc Park Company (corporate seal) by Rudolph Mainini Treas.

The Commonwealth of Massachusetts

Worcester, ss. April 20, 1948 Then personally appeared the above named Rudolph Mainini, Treasurer of Lake Nipmuc Park Company and acknowledged the foregoing instrument to be the free act and deed of the said Corporation before me

Saul A. Seder Notary Public

My commission expires Jan. 5, 1951

I, Chester F. Williams, duly elected, qualified and acting Clerk of Lake Nipmuc Park Company, hereby certify that the following is an abstract of a V O T E unanimously passed at a special meeting of the Stockholders duly called and held on January 19, 1948, at which meeting more than two-thirds of the outstanding stock entitled to vote was present and acting:

Abstract

The Treasurer of this Corporation, Rudolph Mainini, Sr., be and he hereby is authorized and empowered in the name of the Corporation, in its behalf, and under its corporate seal, to execute the foregoing deed for the sale of all of the Corporation's real estate and personal property, if any, situated in Mendon, Massachusetts, and that said Rudolph Mainini is further authorized to execute and acknowledge any and all other instruments which may be necessary or required on behalf of said Corporation, pertaining to the transfer of said property.

A true copy:

Attest: Chester F. Williams Clerk (corporate seal)

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

* * * * *

- Bradford Angier, of Mendon, Worcester County, Massachusetts, for consideration paid, grant to Nipmuc Park Amusement Corp., a corporation duly established under the laws of Massachusetts and having an usual place of business in Mendon, Massachusetts with Q U I T C L A I M covenants, the land in MENDON, Massachusetts, follows: 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: Northwesterly 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 seventeen 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 Company 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.

Angier

to

Nipmuc Park Amusement Corp'n

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