

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 Railway 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 described 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 degrees 30 minutes W. about two hundred (200) feet with land of Bradford Angier 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 westerly with said land now or formerly of the Milford & Uxbridge Street Railway 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 November 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, 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 him in said Town of Mendon. No revenue stamps are required.

Irene Angier, wife of said grantor, does hereby release to said grantee all rights of D O W E R and H O M E S T E A D and other interests therein.

W I T N E S S my hand and seal this twnetieth day of April 1948.

Irene Angier
Bradford Angier

The Commonwealth of Massachusetts
Worcester, ss. April 20, 1948 Then personally appeared the above named Bradford Angier and acknowledged the foregoing instrument to be his free act and deed, before me

Laurence P. O'Connell Notary Public
My commission expires Oct. 22, 1954

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

* * * * *

Nipmuc Park
Amusement Corp'n

to

Mathieu

See Certificate
of Poss'n.
B.3384 P. 13 &

See Deed & Aff.
of Sale

B.3394 Ps. 278 +
280

Nipmuc Park Amusement Corp., a corporation duly established under the laws of Massachusetts, having its usual place of business at Mendon, Worcester County, Massachusetts, for consideration paid, grants to Joseph Mathieu of ^{with} M O R T G A G E covenants, to secure the payment of Thirty-five Thousand and no/hundredths (\$35000.00) Dollars in seven years with five (5) per cent interest, per annum, payable annually as provided in its note of even date, 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: 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 southerly 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.

Also the land in said Mendon that is situated northerly of said road leading therefrom to Uxbridge, opposite the above described tract, and that