

Then personally appeared the above-named Louis Gould, David F. Gould, I. George Gould and Morris N. Gould

and acknowledged the foregoing instrument to be their free act and deed, before me

William F. Madden Notary Public

My commission expires 1953

Recorded Jan. 23, 1952 at 3h. 12m. P. M.

END OF INSTRUMENT

Whereas Nipmuc Park Amusement Corp., a corporation duly established under the laws of the State of Massachusetts, and having its usual place of business at Mendon, Worcester County, Massachusetts; did by mortgage deed, dated April 20, 1948,

and recorded in Worcester District Registry of Deeds,

book 3115 page 86 convey the premises hereinafter described to Joseph Mathieu, of Winchendon, Worcester County, Massachusetts

and whereas in and by

said mortgage deed the grantee therein named, his executors, administrators, or assigns, were authorized and empowered, upon any default in the performance or observance of the condition of said mortgage, to sell the said premises with all improvements that might be thereon, at public auction in said Mendon, first publishing a notice as therein required, and to convey the same by proper deed or deeds to the purchaser or purchasers absolutely and in fee simple; and whereas there has been such default, and notice has been published, and a sale has been made, as will more particularly appear in and by the affidavit hereto to be subjoined.

Now therefore know all men that I the said Joseph Mathieu

by virtue and in execution of the power contained

in said mortgage deed as aforesaid, and of every other power hereto enabling, and in consideration

of the sum of Twenty-five (\$25,000.00) Dollars

to me paid by Joseph Mathieu of Winchendon, Worcester County, Massachusetts,

the receipt whereof is hereby acknowledged,

do hereby grant, bargain, sell, and convey unto the said Joseph Mathieu

all and singular the premises conveyed by the aforesaid mortgage deed, namely:

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 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.