

I, Joseph Mathieu

of Winchendon

Worcester County, Massachusetts

~~being unmarried~~, for consideration paid, grant to Mendon Realty & Amusement Corp., a corporation duly established by law and having its principle place of business in Mendon, Worcester County, Massachusetts,

-of-

with quitclaim covenants

the land in Mendon, Massachusetts,

(Description and encumbrances, if any)

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 (565½) 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.

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