

Book 8571  
Page 64

We, Richard C. Rau and Virginia C. Rau, husband and wife, both  
of Mendon, Worcester County, Massachusetts,  
being ~~xxx~~ married, for consideration paid, grant to Eugene A.G. Phelps and Dorothy A. Phelps,  
husband and wife as tenants by the entirety, both

of Hopedale, in said County  
of Worcester

with quitclaim covenants

~~xxxxxxx~~

All the same premises conveyed by William M. Wagner to  
Richard C. Rau et ux by deed dated October 8, 1953, and recorded with  
Worcester District Registry of Deeds, Book 3547, Page 437, and bounded  
and described as follows:

"The land in said Mendon situated on the southeasterly  
shore of Lake Nipmuc, sometimes called Mendon Pond in said Mendon,  
bounded and described as follows:

BEGINNING at an iron pipe on the southeasterly shore of  
said pond or Lake at the most northerly corner of the granted premises  
at a corner of land now or formerly of Thomas F. Kelley Estate:

THENCE S. 72° 00' E. by said land now or formerly of said  
Thomas F. Kelley Estate 97.0 feet to an iron pipe at other land of  
the grantor;

THENCE S. 18° 00' W. by said other land of the grantors  
75.0 feet to a stake on the northerly line of a right of way;

THENCE N. 69° 00' W. by the northerly line of said Right of  
Way 132.0 feet to a drill hole in a stone on the shore of said pond;

THENCE Northeasterly by and with said shore of said pond  
75.0 feet to the point of beginning;

CONTAINING 8,000 square feet more or less.

Being part of the same premises conveyed to said William  
M. Wagner and Carl F. Wagner by deed of Chester C. Shattuck dated May  
16, 1929 and recorded with Worcester District Registry of Deeds, Book  
2495, Page 86.

Together with a right of way for usual Street purposes and  
travel over a right of way 15 feet wide adjoining the granted premises  
and running from the shore of said pond southeasterly to Millville  
Road, so-called."

For further reference see plan of land drawn by F. J.  
Brennan, Surveyor, Uxbridge, Mass., dated September, 1953, Sub-  
division of Land owned by Carl F. Wagner et als, situated at Lake  
Nipmuc, Mendon, Mass. filed and recorded in Plan Book 193, Plan 123,  
the said premises being shown as Lot No. 1 on said plan.

~~xxxxxxx~~

~~xxxxxxx~~

Witness our hands and seals this 29th day of November 19 61

William A. Murray Jr.  
(for both)

Richard C. Rau  
Virginia C. Rau



The Commonwealth of Massachusetts

4248

Worcester,

ss.

November 29,

19 61

585

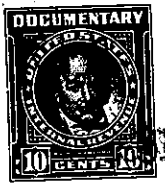
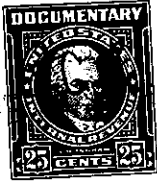
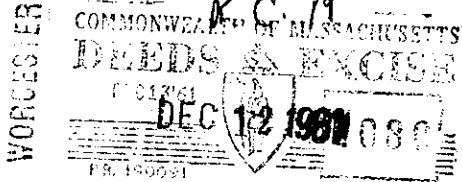
Then personally appeared the above named Richard C. Rau and Virginia C. Rau

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

WILLIAM A. MURRAY, JR.

Notary Public

My commission expires April 7, 19 62



Recorded Dec. 13, 1961 at 11h. 3m. A. M.

END OF INSTRUMENT

STATE TAX FORM 374

CERTIFICATE FOR DISSOLVING BETTERMENTS

THE COMMONWEALTH OF MASSACHUSETTS CITY OF WORCESTER

No. 3

NAME OF CITY OR TOWN

OFFICE OF THE COLLECTOR OF TAXES

THIS IS TO CERTIFY that the betterment assessment which became a lien upon the herein after described parcel of real estate upon the recording or registration in Worcester District Registry of Deeds, the order stating that betterments were to be assessed for sewer improvement, in accordance with General Laws, Chapter 80, has together with any interest and costs thereon, been paid or legally abated.

[CROSS OUT COLUMN NOT USED.]

MAKE SEPARATE CERTIFICATE FOR REGISTERED LAND.]

Table with 4 columns: Registered Land, Unregistered Land Statement, Owner Named in Statement of Lien, and Location and Description of Land. Includes details for ELOISE C. VIBBER and land on Montello Street.

December 8, 1961

Signature of Collector of Taxes

Collector of Taxes for CITY OF WORCESTER

NAME OF CITY OR TOWN

THE COMMONWEALTH OF MASSACHUSETTS

WORCESTER

DECEMBER 8, 19 61