

We, EDOUARD J. ROULEAU, JR., JOANNE M. ROULEAU, and JON E. ROULEAU,  
of Hopedale, of Milford, and of Hopedale  
Worcester County, Massachusetts

being unmarried, for consideration paid, and in full consideration of less than \$100.00

grant to the said EDOUARD J. ROULEAU, JR., and JON E. ROULEAU, as Tenants  
in Common, both *LAKE VIEW PUBLIC MENDON MASS*  
of Hopedale, Worcester County, Massachusetts with quitclaim covenants

the land in Mendon, Worcester County, now known collectively as Lakeview Park,  
bounded and described as follows:

A certain lot or parcel of land with all the buildings and improvements  
thereon, situated in said Town of Mendon, on the southerly side of the road  
leading therefrom to Uxbridge, and on the shore of Nipmuc Lake, consisting of  
about twelve acres, and comprising Lake Nipmuc Park, so called, the same being  
more particularly bounded and described as follows:

Bounded: Northwesterly and northerly by said road, about 699 feet; westerly  
by the road leading therefrom to Blackstone, called Nipmuc Street, about 526 feet;  
southerly by land formerly of Elizabeth O. Wood, about 565 1/2 feet, and land now  
or formerly of Henry W. Gaskill, about 210 feet; and southeasterly and easterly  
about 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, 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, recorded with said 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 347 feet by a line parallel to and 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,  
132.3 feet; northerly by land now or formerly of one Rogers, 168.5 feet, and land  
formerly of John B. Warner, and more recently of one Martin, 200 feet; and  
easterly by land now or formerly of Daniel H. Barnes, 92 feet.

The foregoing conveyance is made subject to all rights of way, restrictions  
and easements of record, and specifically those referred to in Book 3933, page 217.

Also a certain lot or parcel of land with all the buildings and improvements  
thereon situated in said Town of Mendon northerly of the highway leading from  
Mendon to Uxbridge near said Nipmuc Park, bounded and 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  
north 33 degrees 30 minutes west about 200 feet with land of Nipmuc Park Amusement  
Corp. 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, 68 feet; thence  
southerly with land now or formerly of one Trask, 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, 50  
feet to the point of beginning.

The premises thus hereinabove described 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  
H. Barnes by deed of John T. Manson, dated March 27, 1906, recorded with Worcester  
District Deeds, Book 1843, page 566, and the northwesterly portion of that which  
was conveyed to Daniel H. 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 rights of the mortgagors to pass and repass over said old road to the conveyed  
premises.

*Designating location of Lakeview Park, Mendon, Mass.*

The premises hereby conveyed are subject to two highway locations to the Commonwealth of Massachusetts, recorded with said Deeds, Book 2247, page 1; and Book 2274, page 366, and another highway location recorded in Book 3230, page 238.

Meaning and intending hereby to describe and convey, and hereby conveying, those certain improved premises conveyed to Nipmuc Enterprises, Inc. by deed of Mendon Realty & Amusement Corp. dated April 14, 1958, recorded with Worcester District Deeds, Book 3933, page 217, excepting, however, that certain parcel of land on the northwesterly side of Uxbridge Road, containing 2975 square feet of land, more or less, which was conveyed by Nipmuc Enterprises, Inc. to Charles C. Dowden et ux by deed dated October 13, 1961, recorded with said Deeds, Book 4240, page 86.

Also a certain lot or parcel of land with all the buildings and improvements thereon situated in said Town of Mendon, described as follows:

A certain strip of land about 14 feet in width and 231 feet in length which is co-extensive with that certain parcel of land designated as "Parcel 2" on a plan of land entitled "Property of Nipmuc Enterprises, Inc.", dated April 25, 1958, made by G. Bertrand Bibeault, recorded with Worcester District Deeds, Plan Book 232, Plan 24, said strip being designated on said plan as land of "Henry K. Mathewson" and being bounded as follows:

Southeasterly by the old location of Mendon Road; northerly by the new location of said Mendon Road; northwesterly by the aforesaid "Parcel 2"; and southwesterly by land now or formerly of Clayton Parkinson.

Being the same and all the same premises described in deed of Francis W. Green, Jr. of Milford, Worcester County and Viola E. Matthews, formerly known as Viola E. Green of Woburn, Middlesex County to us, dated March 30, 1979, recorded with said Deeds, Book 6699, page 181.

Witness .....OUR..... hand and seal this 17th day of October 1984

EDOUARD J. ROULEAU  
JOANNE M. ROULEAU  
JON E. ROULEAU

The Commonwealth of Massachusetts

WORCESTER ss. October 17, 1984

Then personally appeared the above named EDOUARD J. ROULEAU, JOANNE M. ROULEAU and JON E. ROULEAU

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

Ernest P. Pettinari  
Notary Public  
ERNEST P. PETTINARI  
My Commission Expires March 21, 1986

Recorded NOV 8 1984 3:11 PM