

DECREE No.

522

NO. 29048

F.

Leon Wojnoski et ux

PETITIONER S

COPY OF DECREE OF REGISTRATION.

Dated June 12, 1962

Jan 7.00
2.00

WORCESTER REGISTRY DISTRICT
RECEIVED FOR REGISTRATION

JUN 13 1962

~~Leon Wojnoski et ux~~
Address of Owner S

Milford Rd.,
Mendon, Massachusetts.

ORIGINAL CERTIFICATE OF TITLE
ISSUED ON THIS DECREE TRANS-
SCRIBED INTO REGISTRATION BOOK

BEING CERTIFICATE No. 6167 IN
WORCESTER REGISTRY DISTRICT

COMMONWEALTH OF MASSACHUSETTS

LAND COURT

In the Matter of the Petition of **Leon Wojnoski et ux**

numbered **29048** after consideration, the Court doth adjudge and decree that said

Leon Wojnoski and Stella Wojnoski

of **Mendon**, in the County of **Worcester** and Commonwealth of
Massachusetts married to **each other**

are the owner s in fee simple, as joint tenants

of that certain parcel of land situate in **Mendon**
in the County of **Worcester** and Commonwealth of Massachusetts, bounded
and described as follows:

Southeasterly	by the northwesterly line of Milford Road one hundred eighty-three and $25/100$ (183.25) feet;
Southwesterly	one hundred twenty (120) feet,
Southeasterly	one hundred (100) feet, and
Northeasterly	one hundred eight and $28/100$ (108.28) feet by land now or formerly of Salvatore Tinio et al;
Southeasterly	by the northwesterly line of said Milford Road one hundred one and $16/100$ (101.16) feet;
Southwesterly	by land now or formerly of John J. Griffin one hundred six and $81/100$ (106.81) feet;
Southeasterly	by said John J. Griffin land and by the end of Moraine Street one hundred six (106) feet;
Northeasterly	by the middle line of said Moraine Street one hundred eleven and $57/100$ (111.57) feet;
Southeasterly	by the northwesterly line of said Milford Road two hundred fifty and $26/100$ (250.26) feet;

Southwesterly by land now or formerly of Edwin G. O'Grady nine hundred thirty-five and 35/100 (935.35) feet;

Northwesterly by Post Lane five hundred fifty and 34/100 (550.34) feet;

Northeasterly by the middle line of Upland Road one hundred fifty-six and 64/100 (156.64) feet;

Northwesterly by a line crossing said Upland Road and by land now or formerly of Salvatore Tinio et al one hundred eighteen and 53/100 (118.53) feet;

Northeasterly by land now or formerly of Edwin G. O'Grady three hundred ninety-eight and 84/100 (398.84) feet; and

Southeasterly thirty-three and 29/100 (33.29) feet, and

Northeasterly two hundred forty (240) feet by land now or formerly of Primo Bonati.

All of said boundaries are determined by the Court to be located as shown upon plan numbered 29048-A, which will be filed with the original certificate of title issued on this decree, the same being compiled from a plan drawn by Schofield Brothers, Civil Engineers, dated March 30, 1959, and additional data on file in the Land Registration Office, all as modified and approved by the Court, and shown thereon as lots 1 and 2.

The land hereby registered is subject to the flow of natural water courses running through the same and shown on said plan as Brooks.

So much of said lot 1 as is included within the area marked "Tennessee Gas Transmission Company Easement" thirty (30) feet wide, approximately shown on said plan, is subject to an easement as set forth in a grant made by Leon M. Wojnoski et ux to the Northeastern Gas Transmission Company, dated September 28, 1953, duly recorded in Book 3543, Page 478.

So much of the land hereby registered as is included within the limits of said Post Lane is subject to the rights of all persons lawfully entitled thereto in and over the same.

So much of said lot 2 as is included within the limits of said Upland Road is subject to rights in favor of said Salvatore Tinio et al land adjacent to said Post Lane; and there is appurtenant to the land hereby registered the right to use the whole of said Upland Road, as shown on said plan, in common with said Salvatore Tinio et al land.

So much of said lot 1 as is included within the limits of said Moraine Street is subject to the rights of all persons lawfully entitled thereto in and over the same; and there is appurtenant to said lot 1 the right to use the whole of said Moraine Street, as shown on said plan, in common with all other persons lawfully entitled thereto.

And the Court doth adjudge and decree that said land be brought under the operation and provisions of Chapter 185 of the General Laws, and that the title of said

Leon Wojnoski and Stella Wojnoski

to said land be confirmed and registered, subject, however, to any of the encumbrances mentioned in Section forty-six of said Chapter which may be subsisting; and subject also **as aforesaid.**

Witness, JOHN E. FENTON, Esquire, Judge of the Land Court at Boston, in the County of Suffolk,
the **twelfth** day of **June**, in the year nineteen
hundred and sixty -two, at **ten** o'clock and **30** minutes in the forenoon.

Attest with the Seal of said Court.

MARGARET M. DALY

[SEAL]

A TRUE COPY. Attest with the Seal of said Court.

Recorder.

Margaret M. Daly
Recorder.

ATTEST: WORC. Anthony J. Vigliotti, Register