

Know all men by these presents

Taft

that I, Luther E. Taft, of Mendon in the County of Worcester and Commonwealth of Massachusetts,

to

in consideration of One Dollar and other valuable considerations, paid by Charles A. Smith of Hopedale, in said County,

Smith

the receipt whereof is hereby acknowledged, do hereby remise, release, and forever quitclaim unto the said Charles A. Smith a certain parcel of land situated on the northeasterly shore of Nipmuck Pond, so called, in said MENDON, bounded as follows: Beginning at a stake at or near the shore of said pond, at land this day conveyed by grantor to Edward J. Livingston; thence bounding on said Livingston's land, N. 79° 35' E. about 95 feet to a stake at other land of grantor; thence turning and making a right angle, S. 10° 25' E., bounding on other land of grantor, 50 feet to a stake; thence S. 79° 35' W., bounding on land this day conveyed by grantor to John R. O'Neil, about 95 feet to a stake at or near the shore of said pond; thence bounding on said pond, about 50 feet to the point of beginning. With such rights of way, but none other, to and from the premises over an ancient town way along or near the shore of said pond, as I am entitled to grant. Reserving, however, to grantor and his heirs and assigns forever a right of way over a portion of the granted premises two rods in width, measured from the high water line of the shore of said pond, with the further right to him and his heirs and assigns to dedicate said reservation to the public. My title to the premises being derived by deed from my father, Ellis Taft, and by devise under the will of my uncle, George Taft.

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said Charles A. Smith and his heirs and assigns, to their own use and behoof forever. And I do hereby for myself and my heirs, executors, and administrators, covenant with the said grantee and his heirs and assigns that the granted premises are free from all incumbrances made or suffered by me,

and that I will, and my heirs, executors, and administrators shall warrant and defend the same to the said grantee and his heirs and assigns forever against the lawful claims and demands of all persons claiming by, through, or under me but against none other.

In witness whereof I, the said Luther E. Taft, being unmarried,

hereunto set my hand and seal this first day of July, in the year one thousand nine hundred and eight.

Signed and sealed in presence of

Gustavus B. Williams

Luther E. Taft (seal)

Commonwealth of Massachusetts.

Worcester, ss. July 1, 1908. Then personally appeared the above-named Luther E. Taft and acknowledged the foregoing instrument to be his free act and deed, before me—

Gustavus B. Williams Justice of the Peace.

Received Sept. 30, 1908, at 12 h. 42 m. P. M. Entered and examined.

Attest:

Register