4383

336

I, Isabelle Bolin of San Bernardino, San Bernardino County, California, being unmarried, for consideration paid, grant to Donald R. Bolin and Evelyn E. Bolin, husband and wife, as joint tenants and not as tenants by the entirety, both

of Holliston, Middlesex County, with quitclaim covenants

the land in Mendon, Massachusetts, consisting of three parcels bounded and described as follows:

(Description and encumbrances, if any)

The following three parcels of land located in said Mendon being bounded and described as follows:

PARCEL 1 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 the shore of said pond and at land formerly conveyed to Arthur W. Cheney et al ; thence N. 79° 35' E. 100 feet with said Cheney land, to a stake at other land formerly of Taft; thence S. 10° 25' E. 75 feet to a stake; thence S. 79° 35' W. about 100 feet to a stake at the shore of said pond; the last two lines bounding on other land formerly of Taft; thence northerly with said shore of the pond 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.

Subject to reservation of 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 and with the further rights and limitations as contained in a deed given by Luther E. Taft to George Lilley dated May 25, 1909, and recorded with Worcester District Deeds, Book 2772, Folio 309, so far as the same are in force and applicable.

PARCEL 2 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 the shore of said pond, at the northwesterly corner of said parcel and at land formerly of George H. Lilley; thence bounding on said Lilley's land N. 79° 30' E. 100 feet to a stake at the other land formerly of Luther E. Taft; thence bounding on said Taft's other land S. 24° 25' E. to the center line of a stone wall; thence S. 70° 35' W. about 94.3 feet for a part of the distance with the center line of said wall and to the end thereof, and following the same course to a stake at the shore of said pond, the last line bounding on said Taft land, since conveyed to Aldrich; thence northwesterly bounding on said pond about 39 feet to a stake at the point of beginning.

Subject to, and the benefit of the rights of way and reservations contained in a deed of Luther E. Taft to George H. Lilley dated September 11, 1909, and recorded with Worcester District Deeds, Book 2772, Page 309, so far as the same are in force and applicable.

PARCEL 3 A certain parcel of land situated on Taft Avenue, a private way, in said Mendon, being Lot #57 on "Plan of Lakeside,Park, Mendon, Mass., formerly owned by Luther E. Taft's heirs, June, 1919", recorded with Worcester District Deeds, Plan Book 31, Plan 50, together with the rights of way in common with others over said Taft Avenue as shown on said plan.

Beginning at a point on said line of Taft Avenue at the most southerly corner of the premises to be described, said point being 100 feet northeasterly of the intersection of the northwesterly line of Taft Avenue andthe northeasterly line of Taft Avenue, as shown on said plan; thence nrotheasterly by said Taft Avenue, 91 feet to land marked "Swan" on said plan; thence northwesterly

by said Swan's land to land marked "Lilley"; thence Southeasterly by said land of Lilley to Lot #58 as shown on said plan; thence northeasterly by said Lot #58 to the place of beginning.

Being the same premises conveyed and described in the following deeds, namely:

Deed of Luther E. Taft to George H. Lilley dated May 25, 1909, recorded with Worcester District Deeds, Book 2772, Page 309.

Deed of Luther E. Taft to George H. Lilley, dated September 11, 1909, recorded with Worcester District Deeds, Book 2772, Page 309.

Deed of Adaline A. Davenport, Administratrix of the estate of Luther E. Taft to George H. Lilley, dated September 4, 1917, and recorded with Worcester District Deeds, Book 2144, Page 384.

For my title see deed of Gilbert T. Singleton and Lewis C. Bills, exec., u/w Almira W. Lilley to Isabelle Bolin dated June 25, 1953, and recorded with Worcester District Deeds, Book 3558, Page 424.

~~husband~~ ~~wifexx~~ ~~of said grantor,~~

~~releasexx to said grantee all rights of~~ ~~tenancy by the courtesy~~ ~~dower and homestead~~ ~~and other interests therein~~

~~Witness~~ my hand and seal this 13 day of June 19.63.

Isabelle Bolin

~~The Commonwealth of Massachusetts~~
STATE OF CALIFORNIA

County of Orange
State of California ss.

June 13 1963

Then personally appeared the above named Isabelle Bolin

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

Dorothy E. Phillips
Notary Public — ~~of the State~~

Dorothy E. Phillips
My commission expires 19

My Commission Expires April 11, 1967.

(~~* Individual — Joint Tenants — Tenants in Common — Tenants by the Entirety.~~)

FRANK M. JORDAN
SECRETARY OF STATE

State of California
Office of the
Secretary of State
SACRAMENTO

I, FRANK M. JORDAN, Secretary of State of the State of California, hereby certify:

That on the 12th day of April, 1963, the Governor of this State issued a Commission, attested by me as Secretary of State, whereby

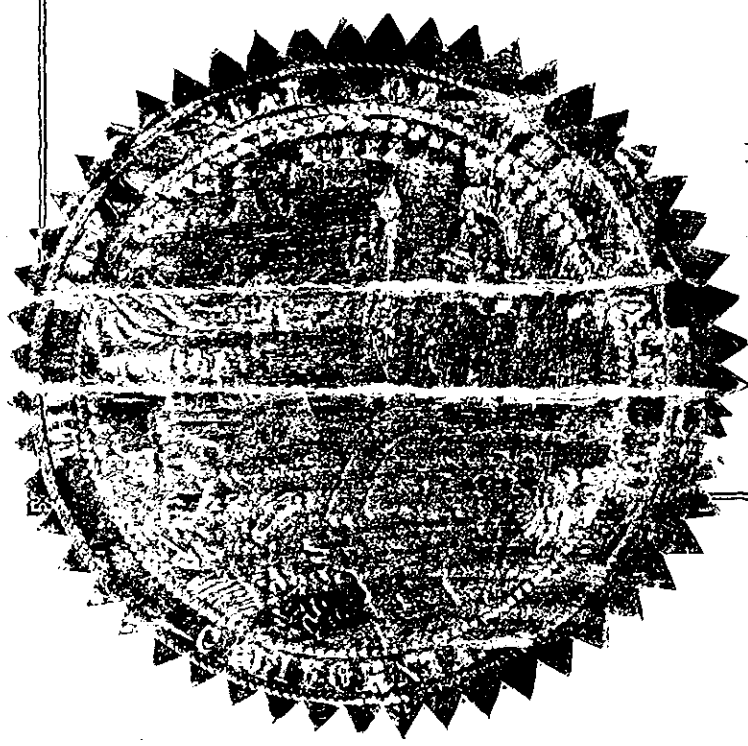
4383

338

DOROTHY E. PHILLIPS was appointed a NOTARY PUBLIC in and for the State of California for a term of four years commencing on said date.

I further certify that he (or she) complied with the provisions of Section 8213 of the Government Code on April 24, 1963 by filing an oath of office and official bond with the County Clerk of the County of Orange (the county within which said person maintains his principal place of business), thereby qualifying as such Notary Public as shown by the certificate of said Clerk on file in my office pursuant to law.

I further certify that the aforesaid person, whose commission as such Notary Public expires ~~expires~~ on April 11, 1967 was, on - - - - - - - - - - a duly commissioned, qualified and acting Notary Public, empowered to act as such Notary in any part of this State and authorized to take the acknowledgment or proof of powers of attorney, mortgages, deeds, grants, transfers, and other instruments of writing executed by any person, and to give a certificate of such proof or acknowledgment, indorsed on or attached to the instrument, and to take depositions and affidavits and administer oaths and affirmations in all matters incident to the duties of the office or to be used before any court, judge, officer or board in this State.



IN WITNESS WHEREOF, I hereunto set my hand and affix the Great Seal of the State of California this 28th day of June, 1963.

FRANK M. JORDAN
Secretary of State

By Walter A. Stoeber
Deputy

Recorded July 5, 1963 at 9h. A. M.

■ END OF INSTRUMENT ■

Know all Men by these Presents

The LEICESTER SAVINGS BANK, holder of a.....mortgage from Ernest W. Eldridge & June E. Eldridge to said Bank..... dated January 10th, 1963 recorded with Worcester District Deeds, Book 4344, Page 395, acknowledges satisfaction of the same.

In Witness Whereof said LEICESTER SAVINGS BANK has caused its corporate seal to be hereto affixed and this instrument to be signed in its name and behalf by WALTER A. McMULLIN, its Treasurer, or WILLIAM J. HARMON, Asst. Treasurer .....