4949

471

We, DONALD R. BOLIN and EVELYN E. BOLIN,

husband and wife,

of Holliston, Middlesex County, Massachusetts,

being unmarried, for consideration paid, grant to JOSEPH ARTHUR RONDEAU and PRISCILLA D. RONDEAU, husband and wife, as tenants by the entirety, both of 164 Uxbridge Road, Mendon, Worcester County, Massachusetts

with quitclaim covenants

the land in Mendon, Worcester County, Massachusetts, together with any buildings thereon, consisting of three parcels, and being all the same premises conveyed to grantors by Isabelle Bolin, by deed dated June 13, 1963, recorded with Worcester District Registry of Deeds, Book 4383, Page 336, and bounded and described therein 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, 1917",

4949

472

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 and the 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."

Said premises are conveyed subject to easement granted New England Tel. & Tel. Co. by instrument of George H. Lilley, dated August 10, 1915, recorded with said Deeds, Book 2087, Page 401, if the same affects the locus.

Also, for our title see deed of William F. Robertson, et al. to us, dated May 22, 1969, to be recorded herewith.

WORCESTER COMMONWEALTH OF MASSACHUSETTS JUN 5 1969 DEEDS EXCISE JUN-5'69 1200 DRB

~~release to said grantee all rights of homestead and other interests therein.~~

Witness our hands and seals this 2nd day of June 1969

Donald R. Bolin

Evelyn E. Bolin

The Commonwealth of Massachusetts

Worcester, ss. June 2, 1969.

Then personally appeared the above named Donald R. Bolin and Evelyn E. Bolin

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

Gordon A. Shaw

Notary Public — Gordon A. Shaw

My Commission Expires May 2, 1970

Recorded June 5, 1969 at 12h. 18m. P. M.