

We, Kevin Mahoney of 239 Elm Street, Blackstone, Worcester County, Massachusetts and  
 ex Wendy Mahoney of 28 Watson Place, Framingham, Middlesex County, Massachusetts

being unmarried, for consideration paid and in full consideration of Thirty Five Thousand Eight Hundred  
 Twenty Six and 40/100 (\$35,826.40)

grant to John R. Mahoney of 219 Melrose Street, Auburndale, Middlesex County, Massachusetts

ex

with quitclaim covenants

~~document~~

[Description and encumbrances, if any]

PARCEL ONE:

A certain parcel of land, with the buildings thereon, situated in Mendon in the County of Worcester on the westerly shore of Nipmuc Pond and therein bounded and described as follows:

- BEGINNING - at an iron pin on the shore of said lake at land now or formerly of Frank H. French;
- THENCE - S. 38° 30'W. by land now or formerly of said French one hundred and forty feet more or less to a stump of a chestnut tree;
- THENCE - N. 29° 45'W. fifty feet more or less to an iron pin at other land of said grantor;
- THENCE - northerly by other land of said grantor seventy-nine feet and six inches more or less to an iron pin and thence northerly fifty-three feet to the center of a tree at the shore of said pond;
- THENCE - southerly by the shore of said pond twenty-six feet and four inches to the point of beginning.

There is also granted a right of way as described in the deed from Nellie P. Jewett to Herbert L. Grinnell, Jr., recorded in the Worcester Registry of Deeds in Book 2264, Page 510 also subject to the condition as to the fencing contained in deed of Luther E. Traft to Frank H. French in Worcester District Deed, Volume 1760; Page 355.

Subject to a right of way reserved by Fred E. Mason and Emma J. Mason along the westerly side of said conveyed premises to be used in conjunction with the remaining land of said Fred E. Mason and Emma J. Mason so far as the same may pass over premises herein conveyed.

PARCEL TWO:

A certain parcel of land in Mendon situated on the southerly side of Lake Nipmuc and westerly of Millville road, bounded and described as follows:

Beginning at a stake at the junction of two rights of way, 23.69 feet from a drill hole on a stone at land now or formerly of Edward C. Newton;

- THENCE - N. 53° 14'W. along said right of way, 97.85 feet to a drill hole on ledge;
- THENCE - N. 41° 33'W. along said right of way, 95.50 feet to a stake at land now or formerly of Alanson Freeman;
- THENCE - N. 26° 30'E., 73.93 feet to a stake at other land now or formerly of said Freeman;
- THENCE - S. 48° 18'E., 223.40 feet along said Freeman's land to a stake at a right of way;

(\*Individual -- Joint Tenants -- Tenants in Common.)

Property Address: 49 & 74 Kinsley Lane, Mendon, MA

Jul 16 3 47 PM '91

THENCE - S. 50° 46' W., 75.24 feet to the point of beginning.

Containing .396 acres.

Being the same premises as conveyed to said Kevin Mahoney and Wendy Mahoney by deed of Francis X. Small dated June 30, 1986 and recorded with the Worcester District Registry of Deeds in Book 9577, Page 40.

DEEDS REG CO  
WORCESTER  
~~CANCELLED~~

07/16/91

*ams*  
TRA 104.16  
CASH 104.16

09516 CANCELLED 98  
EXCISE TAX

Witness our hand and seal this 13th day of ~~May~~ June, 19 91

.....  
.....  
.....

*Kevin Mahoney*  
Kevin Mahoney  
*Wendy S. Mahoney*  
Wendy Mahoney

The Commonwealth of Massachusetts

*Worcester*

ss.

*June 13,*

19 91

Then personally appeared the above named Kevin Mahoney

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

*Steven A. Greenwald*  
Notary Public—Justice of the Peace  
Steven A. Greenwald  
My commission expires *12/19* 1997

THE COMMONWEALTH OF MASSACHUSETTS

*Middlesex*

ss.

*June 5,*

1991

Then personally appeared the above named Wendy Mahoney

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

*Alan H. Aaron*  
Notary Public  
Alan H. Aaron  
My commission expires: *11/2/95*

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

ATTEST: WORC., Anthony J. Vigliotti, Register