

175077

25MB

Dartha A. Broderick
of Mendon, Worcester

County, Massachusetts,

~~being unencumbered~~, for consideration paid, and in full consideration of One Hundred Twenty Six Thousand and 00/100 (\$126,000.00) Dollars

grant to Joshua ^{A.} Blake

*

of 51 Kinsley Lane, Mendon, MA

with quitclaim covenants

~~the land in~~

[Description and encumbrances, if any]

See Exhibit A attached hereto.

PROPERTY 57 KINSLEY LANE, MENDON

WORCESTER DEEDS REG 20 WORCESTER
11/15/99 11:49AM 01
000000 #2762
FEE \$574.56
CASH \$574.56

99 NOV 15 AM 11:52

Witness my hand and seal this 11TH day of November, 1999

Dartha A. Broderick
Dartha A. Broderick

The Commonwealth of Massachusetts

Norfolk, ss. November 11, 1999

Then personally appeared the above named Dartha A. Broderick
and acknowledged the foregoing instrument to be her free act and deed before me

William D. Sack
WILLIAM D. SACK Notary Public — Justice of the Peace
My commission expires APRIL 29, 2005

CUSHING & DOLAN, P.C.
520 PROVIDENCE HIGHWAY, #10
NORWOOD, MA 02062
781-278-9901

(* Individual — Joint Tenants — Tenants in Common.)

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.

EXHIBIT A

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

BEGINNING at an iron pipe, fifty feet (50') northwesterly of Chestnut stump on a right of way between land now or formerly of one/ Mason and now or formerly of one Phipps;

THENCE N. 30° 30" W., 67.10 feet to a granite post at land now or formerly of said Phipps and land now or formerly of one Harry A. Leonard;

THENCE N. 55° 15" E., 72.50 feet to a drill hole in ledge of said Leonard land;

THENCE N. 66° 01" E., 57.36 feet to an iron pipe on the shore of said Nipmuc Pond;

THENCE Southeasterly along the shore of said Nipmuc Pond thirty-eight feet (38') more or less, to an iron post on said Nipmuc Pond shore;

THENCE S. 41° 47" W., 59.41 feet to an iron post at land now or formerly of said Mason;

THENCE S. 51° 00" W., 78.50 feet to an iron pipe at the point of beginning.

Containing 7,422 square feet of land, more or less.

Said premises are shown on a Plan entitled, "Town of Mendon Mass. Land of Chester C. Shattuck and Wesley C. Shattuck Sept. 22, 1966" by John R. Andrews, Jr., Surveyor and recorded with said Worcester District Registry of Deeds, Plan Book 304, Plan 52.

Said premises are conveyed together with and subject to any and all rights of way as may be in force and effect at the time of this conveyance.

Being the same premises conveyed to Grantor by Deed of Arthur J. Broderick and Gertrude E. Broderick, dated November 5, 1982 and recorded with said Deeds at Book 7599, Page 16.

See Death Certificates of Gertrude E. Broderick and Arthur Broderick recorded herewith.

AS INSTRUMENT NOS. 175075 AND 175076.

ATTEST: WORC. Anthony J. Vigliotti, Register