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QUITCLAIM DEED

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

for consideration paid, and in full consideration of Fifty Three Thousand Five Hundred and no/100 (\$53,500.00) Dollars,

grant to Francis D. Bilodeau and Mary J. Bilodeau of 413 Linwood Avenue, Whitinsville, Worcester County, Massachusetts

with *QUITCLAIM COVENANTS*

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 previous grantor;
- THENCE northerly by other land of said previous 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, Book 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.

Return to: Francis D. Bilodeau  
413 Linwood Avenue  
Whitinsville, MA 01588

49 & 54 Kinsley Lane, Mendon, MA

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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., 233.40 feet along said Freeman's land to a stake at a right of way;
- THENCE S. 50° 46' W., 75.24 feet to the point of beginning.
- CONTAINING .396 acres.
- BEING the same premises as conveyed to John R. Mahoney by deed recorded on July 16, 1991 in Book 13522, Page 153.

01/06/00 10:37 AM 01  
 000000 #4923  
 FEE \$243.98  
 CASH \$243.98  
 REGISTER DEEDS REG 20  
 REGISTER  
**CANCELLED**

Witness my hand and seal this 5<sup>th</sup> day of January, 2000.

John R. Mahoney  
John R. Mahoney

**THE COMMONWEALTH OF MASSACHUSETTS**

Worcester, ss.

January 5, 2000

Then personally appeared the above-named, John R. Mahoney, and acknowledged the foregoing instrument be his free act and deed, before me

*Seal*

Michael C. Seaver  
Notary Public: Michael C. Seaver  
My commission expires: April 19, 2002

**ATTEST: WORC. Anthony J. Vigliotti, Register**