

20508

Quitclaim Deed

25th WB

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We, Francis D. Bilodeau and Mary J. Bilodeau of Whitinsville, Worcester County, Massachusetts,

for consideration paid and in full consideration of LESS THAN ONE HUNDRED DOLLARS,

grant to Francis D. Bilodeau and Mary J. Bilodeau, husband and wife as tenants by the entirety, 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.

Grantee Address: 413 Linwood Ave., Whitinsville, MA 01534
Property Address: 49 & 54 Kinsley Lane, Mendon, MA

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.

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.

Meaning and intending to convey and hereby conveying the same premises conveyed to us by Deed of John R. Mahoney dated January 5, 2000 and recorded with the Worcester District Registry of Deeds as Instrument No. 1566 of January 6, 2000. 22212-336

Witness my hand and seal this 15th day of February, 2000.

Francis D. Bilodeau
Francis D. Bilodeau

Mary J. Bilodeau
Mary J. Bilodeau

The Commonwealth of Massachusetts

Worcester, ss.

February 15, 2000

Then personally appeared the above-named FRANCIS D. BILODEAU and MARY J. BILODEAU and acknowledged the foregoing instrument be their free act and deed, before me

Daniel J. Niagra
Notary Public: DANIEL J. NIAGRA
My commission expires: 4/10/03

ATTEST: WORC. Anthony J. Vigliotti, Register