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106203

QUITCLAIM DEED

I, DARREN T. BARTLEY, of 349 Main Street, Oxford, Worcester County, Massachusetts

FOR CONSIDERATION PAID, AND IN FULL CONSIDERATION OF ONE HUNDRED TWENTY-THREE THOUSAND FIVE HUNDRED (\$123,500.00) Dollars

GRANT TO DONALD F. LAMBERT, JR. AND RACHEL E. LAMBERT, as husband and wife, tenants by the entirety, of 3 Kinsley Lane, Mendon, Worcester County, Massachusetts with *quitclaim covenants*

The land in Mendon, Worcester County, Massachusetts, with buildings thereon, situated a little easterly of Lake Nipmuc, sometimes called Mendon Pond, and a little westerly of Millville Road, so-called, bounded and described as follows:

Beginning at an iron pipe at the most northerly corner of the granted premises, at land now or formerly of the Estate of Thomas F. Kelley, said iron pipe being 97.0 feet distant, measured S, 72° degrees 00' E., from an iron pipe on the southeasterly shore of said Nipmuc Lake;

THENCE S. 72 degrees 00' E., by said land now or formerly of Thomas F. Kelley Estate, 60.0 feet to land now or formerly of one Wagner;

THENCE S. 18 degrees 00' W., by said Wagner land, 75.0 feet to a stake on the northerly line of a right of way;

THENCE N. 72 degrees 00' W., by the northerly line of said way, 60.0 feet to a corner of other land now or formerly of said Wagner, and shown on said plan as Lot #3;

THENCE N. 18 degrees 00' E., by said other land now or formerly of said Wagner, 75.0 feet to the point of beginning.

Containing 4,500 square feet, more or less.

Together with a right of way for usual street purposes and travel over a right of way 15 feet wide adjoining the granted premises and running from the shore of said pond southeasterly to Millville Road, so-called.

Said premises are conveyed subject to the easement conveyed by Webster C. Drake, et ux to Worcester County Electric Company by Instrument dated April 17, 1954, recorded with Worcester District Deeds, Book 3590, Page 294.

Daniel W. Murray
~~100 Main St~~
177 Worcester St
Wellesley, Ma. 02481

PROPERTY ADDRESS: 3 KINSLEY LANE, MENDON, MA

01 JUL 20 AM 11:13

Being the same premises conveyed to the grantors by Deed of Dana M. Jordan and Priscilla Jordan, dated June 30, 1998 and recorded at the Worcester County Registry of Deeds in Book 20136, Page 282.

Witness my hand and seal this 19th day of July, 2001.

Darren T. Bartley
Darren T. Bartley

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

July 19, 2001

Then personally appeared the above-named Darren T. Bartley and acknowledged the foregoing instrument to be his free act and deed, before me.

Lisa M. Alberto
Lisa M. Alberto, Notary Public
My commission expires: 10-05-2001

WORCESTER DEEDS REG 20 WORCESTER	07/20/01 11:09AM 0000007904	01	\$563.16	
	FEE		\$563.16	
	CASH			\$563.16

ATTEST: WORC. Anthony J. Vigliotti, Register