



Bk: 34786 Pg: 361 Doc: DEED  
Page: 1 of 3 10/07/2004 12:21 PM

Quitclaim Deed

We, **Thomas V. Collins** and **Donna M. Collins**, of Mendon, Worcester County, Massachusetts

For consideration paid and in full consideration of Two Hundred Twenty-Four Thousand Dollars and Zero Cents (\$224,000.00)

Grant to **John J. Lorusso**, individually, of 16 Kinsley Lane, Mendon, Worcester County, Massachusetts 01756

With Quitclaim Covenants

A certain parcel of land situated in said Mendon and being all the same premises conveyed to Arthur W. MacDonald et ux. by Victor R. Vekeman, by deed dated October 6, 1950, recorded with Worcester District Registry of Deeds, Book 3292, Page 457, and bounded and described therein as follows:

A certain tract or parcel of land, with the buildings thereon, situated on the southerly shore of Lake Nipmuc, in Mendon, Worcester County, Massachusetts, and being more particularly bounded and described as follows, to wit:

- Beginning at the northwesterly corner of the granted premises at a drill hole in a rock at the shore of said lake;
- Thence S. 79° 06' E. by said shore 25.05 feet to a drill hole in a rock;
- Thence S. 8° 00' E. by said shore 20.02 feet to a stake;
- Thence S. 17° 19' W. by land, now or formerly of one Dion, 123.25 feet to a stake;
- Thence N. 39° 08' W. by other land of Wilbur J. Woodman and Eva L. Woodman, formerly of one Remillard 10.28 feet to a drill hole in a rock;
- Thence N. 70° 48' E. by said Woodman's other land 49.0 feet to a drill hole in a ledge;
- Thence N. 27° 40' E. by other land of said Woodman 333.60 feet to the drill hole at the point of beginning.

Together with the right to pass and repass from the highway to the premises over the same way (Kinsley Lane) as was granted to Dwight Russell by Elizabeth W. Taft; and reserving to the grantor a general easement for all purposes over that portion of the granted premises now known and used as Kinsley Lane.

MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 10/07/2004 12:21 PM  
Ctrl# 026868 31540 Doc# 00184117  
Fee: \$1,021.44 Cons: \$224,000.00

*MAI* →

Property Address: 16 Kinsley Lane, Mendon, Massachusetts

*SW*

Also reserving to the grantor, their heirs and assigns, as appurtenant to the remaining land of the grantor lying westerly of the granted premises, the right to draw water from the artesian well on the granted premises and for that purpose to enter upon the granted premises to excavate for, lay, repair, maintain and replace pipes from said well to the grantors' said remaining premises.

It is a condition of this easement that after each excavation the granted premises will be replaced in as good a condition as they were in immediately prior thereto.

Said premises are conveyed subject to pole and wire rights granted to Worcester District Registry of Deeds by instrument recorded with said Deeds, Book 2643, Page 188, if the same affect the locus.

Being the same premises conveyed to us by deed from Wilbur J. Woodman and Eva L. Woodman, said deed being dated October 30, 1980 and recorded with the Worcester District Registry of Deeds on November 5, 1980 at Book 7105, Page 85.

Witness our hands and seals this 6 day of October 2004.

Thomas V. Collins  
Thomas V. Collins

Donna M. Collins  
Donna M. Collins

Worcester, ss. Commonwealth of Massachusetts October 6, 2004

On this 6 day of October, 2004, before me, the undersigned notary public, personally appeared Thomas V. Collins and Donna M. Collins, proved to me through satisfactory evidence of identification, which was photo id, to be the person whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Sheila A. Lindquist  
Notary Public:  
My Commission Expires:



SHEILA A. LINDQUIST  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
November 12, 2010



ATTEST: WORC. Anthony J. Vigliotti, Register