



Bk: 43072 Pg: 85

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53 KINSLEY LANE, MENDON, MA 01756

QUIT CLAIM DEED

This Quit Claim Deed made the 18 day of June, 2008 by Bruce W. Allen, hereinafter called the Grantor, hereby grants and conveys to Bruce W. Allen, Trustee or his successors, of the Bruce W. Allen Living Trust, dated June 11, 2008, residing at 323 Purgatory Road, Whitinsville, MA 01588, Certificate of Trust recorded herewith at Book 43072, Page 84 hereinafter called the Grantees, for consideration paid and hereby acknowledged of One Dollar (\$1.00)

with quit claim covenants,

the land in Mendon, Worcester County, Massachusetts, with the buildings thereon, shown as the lot on a plan of land entitled "Plan of Land in Mendon, Mass. Owned by Alfred A. Daprato, Scale: 1" = 20' June 18, 1987, by Andrews Survey & Engineering, Inc., Uxbridge, Mass. which plan is recorded with said Deeds in Plan Book 578, Plan 118, said being more particularly described in Exhibit A attached hereto.

Being the same premises described in deed of Paul P. Clarke to Bruce W. Allen, dated January 30, 1996 and recorded at the Worcester District Registry of Deeds at Book 18911, Pages 236 and 237.

Witness my hand and seal this 18 day of June, 2008.

COMMONWEALTH OF MASSACHUSETTS

Worcester ss.

Date: June 18, 2008

On this 18th day of June, 2008, before me, the undersigned notary public, personally appeared Bruce W. Allen, proved to me through satisfactory evidence of identification, which was a driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Notary Public

My commission expires:

June 28, 2009

Return To : JOHN REXFORD
83 CHURCH ST
WHITINSVILLE, MA 01588

EXHIBIT A

The land in Mendon, in the County of Worcester, Massachusetts, together with the buildings thereon, bounded and described as follows in a deed from Nellie P. Jewett to Harry A. Leonard, dated November 13, 1920, and recorded with Worcester District Deeds, Book 2243, Page 330 "A certain parcel of land with the buildings thereon, in the westerly shore of Nipmuc Pond, bounded as follows; beginning at a point on the westerly of Nipmuc Pond at land of C. H. Draper; thence about S 86 degrees 30' W by said Draper land, ninety-three (93) feet to the center of a large chestnut tree; thence about N 82 degrees 30' W sixty-four and one half ($64 \frac{1}{2}$) feet by said Draper land to an iron hub, the exterior angle between the last two courses being one hundred sixty-nine degrees (169); thence about S 29 degrees 45' E ninety-five and one tenth (95.1) feet by land of H. A. Davis to an iron hub, the angle between the last two courses being 52 degrees 50' thence northerly by other land of Grantor seventy-two (72) feet to a drill hole in a ledge, the angle between the last two courses being 85 degrees 20'; thence northerly by other land of Grantor fifty-seven and sixty-eight hundredths feet (57.68) to an iron hub at the shore of said pond, the exterior angle between the last two courses being 169 degrees 14'; and thence northerly by the shore of said pond to the point of beginning; also a right of way with teams and otherwise to the Grantee, his heirs and assigns, extending from the westerly side of the road leading from Mendon Village to Millville Village, near land formerly owned by Elizabeth W. Taft, in a westerly direction, using the path so far as now used and established in common with myself and others to near the westerly side of the granted premises. The Grantee, his heirs, and assigns are to hold the aforesaid right of way upon the strict condition of closing the gate between the road aforesaid and said way whenever they pass to or from said road, and the Grantee, for himself, his heirs, and assigns, as a part of the consideration hereof, agrees to build and maintain forever a suitable fence along the whole line of the granted premises, abutting on land now or formerly of Luther E. Taft, meaning and intending hereby to convey a portion of the same premises conveyed by Frank H. French by deed dated April 24, 1916, and recorded with Worcester District records, Vol. 2105, Page 251, subject to the same conditions as therein contained.

Also a certain parcel of triangular land bordering on the same above described parcel and situated on the westerly shore of Nipmuc Pond, so-called, in said Mendon and bounded and described in a deed from Clare H. Draper to Harry A. Leonard, dated September 20, 1926, and recorded with Worcester District Deeds, Book 2419, Page 514, as follows: "Beginning at a point on said westerly shore of Nipmuc Pond, at other land of this Grantee; thence S. 86 degrees W with said Grantee's other land 93 feet to an iron pipe in a stump; thence turning at an angle of 19 degrees 15' and running N 74 degrees 15' E with other land of this Grantor, 88.10 feet to an iron rod in a stone on the shore of said pond; thence southerly, with the shore of the pond, 29 feet to the point of beginning.