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MASSACHUSETTS EXCISE TAX

Worcester District ROD #20 001

Date: 07/24/2009 02:42 PM

Ctrl# 085940 17057 Doc# 00087807

Fee: \$843.60 Cons: \$185,000.00

QUITCLAIM DEED

I, Bruce W. Allen, Trustee of the Bruce W. Allen Living Trust dated June 11, 2008, recorded with the Worcester District Registry of Deeds in Book 43072, Page 84, of Whitinsville, Massachusetts

For consideration paid and in full consideration of ONE HUNDRED EIGHTY-FIVE THOUSAND DOLLARS (\$185,000.00) AND N0/100

grant to Bruce E. Roy and Jerilyn W. Roy, husband and wife as tenants by the entirety, of 20 Debra Road, Millville, Massachusetts 01529

WITH QUITCLAIM 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 bounded and described as follows:

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 the Worcester District Registry of 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 shore of Nipmuc Pond, at land of C.H. Draper;

THENCE about S. 86° 30' W., by said Draper land, ninety-three (93) feet to the center of a large chestnut tree;

THENCE about N. 82° 30' W., sixty-four and one half (64 ½) 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° 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° 50';

PROPERTY ADDRESS: 53 Kinsley Lane, Mendon, Massachusetts

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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 $85^{\circ} 20'$;

THENCE northerly by other land of Grantor fifty-seven and sixty-eight hundredths (57.68) feet to an iron hub at the shore of said pond, the exterior angle between the last two courses being $169^{\circ} 14'$; 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° W., with said Grantee's other land 93 feet to an iron pipe in a stump;

THENCE turning at an angle of $19^{\circ} 15'$ and running N. $74^{\circ} 15'$ 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.

The Trustee hereby certifies that he is authorized at the direction of the beneficiaries to execute said document and that the Trust has not been altered, amended or terminated and is in full force and effect.

WITNESS my hand and seal this 8th day of July, 2009

The Bruce W. Allen Living Trust

By: Bruce W. Allen Trustee
Bruce W. Allen, Trustee

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

On this 27th day of July, 2009, before me, the undersigned notary public, personally appeared Bruce W. Allen, proved to me through satisfactory evidence of identification, being a drivers license, to be the person whose name is signed on the preceding or attached documents, and acknowledged to me that he signed the same voluntarily for its stated purpose, as Trustee of the Bruce W. Allen Living Trust.



Thomas J. Wickstrom, Notary Public
My Commission Expires: 11/1/2013



THOMAS J. WICKSTROM
Notary Public
Commonwealth of Massachusetts
My Commission Expires Nov. 1, 2013