



Bk: 51908 Pg: 318  
Page: 1 of 2 12/31/2013 12:06 PM WD

MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 12/31/2013 12:06 PM  
Ctrl# 127787 30215 Doc# 00151453  
Fee: \$547.20 Cons: \$119,700.00

### QUITCLAIM DEED

Mary J. Bilodeau, of Northbridge, Massachusetts, for consideration paid, and in full consideration of **One Hundred Nineteen Thousand Seven Hundred and 00/100 (\$119,700.00) Dollars**, grant to **Joshua Blake and Danielle McLaughlin**, as tenants in common, both of 51 Kinsley Lane, Mendon, Massachusetts,

*with QUITCLAIM COVENANTS*

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.

There is also granted a right of way as described in the deed from Nellie P. Jewett to Herbert L. Grinnell, Jr., recorded with Worcester District 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 with Worcester District Registry of Deeds in

Property Address: 49 Kinsley Lane, Mendon, Massachusetts

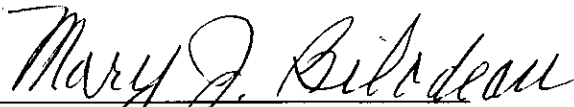
Book 1760, Page 355.

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.

For title, see deed of Francis D. Bilodeau and Mary J. Bilodeau dated February 15, 2000 and recorded with Worcester District Registry of Deeds in Book 22336, Page 290.

By her execution hereof, the Grantor hereby releases any and all rights of homestead or other interest she had or may have herein.

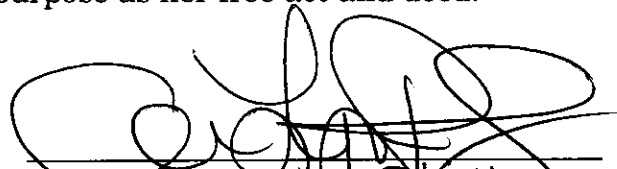
Witness my hand and seal this 17 day of December, 2013.

  
Mary J. Bilodeau

**COMMONWEALTH OF MASSACHUSETTS**

County of Worcester

On this 17<sup>th</sup> day of December, 2013, before me, the undersigned notary public, personally appeared Mary J. Bilodeau, proved to me through satisfactory evidence of identification, which was a Massachusetts driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose as her free act and deed.

  
Andrea Lynne Phillips  
Notary Public

My Commission Expires: 10/31/14