

Worcester South District Registry of Deeds Electronically Recorded Document

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Recording Information

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 MASSACHUSETTS EXCISE TAX
 Worcester District ROD #20 001
 Date: 07/02/2014 11:43 AM
 Ctrl# Doc# 00058873
 Fee: \$.00 Cons: \$100.00

Worcester South District Registry of Deeds
 Anthony J. Vigliotti, Register
 90 Front St
 Worcester, MA 01608
 (508) 798-7717

QUITCLAIM DEED

WE, **DIANE K. RICE**, and **RICHARD W. RICE**, , married to each other, **PHILIP PATRICK DOHERTY** aka **PATRICK P. DOHERTY**, a married person, , **CINDY RIPP f/k/a CINDY RICE** , a married person, of, **DAVID R. DOHERTY a/k/a DAVID P. DOHERTY**, a married person, of, and **TAMMY JEAN DOHERTY**, an unmarried person, for consideration paid and in full consideration of less than One Hundred Dollars (\$100.00) grant to, **DIANE K. RICE, Trustee of the 61 KINSLEY LANE REALTY TRUST**, under a written declaration of trust dated June 19, 2014, a Certificate of said Trust being recorded herewith, of 61 Kinsley Lane, Mendon, Worcester County, Massachusetts, with **QUITCLAIM COVENANTS**:

A certain tract of land together with the buildings thereon situated in the westerly part of Mendon, in the County of Worcester, and on the southerly side of Lake Nipmuc and being more particularly bounded and described as follows:

BEGINNING at the northwesterly corner of the premises at a drill hole in a stone bound at the shore line of said lake, said point being the northeasterly corner of land now or formerly of one Wright;

THENCE S. 29 degrees 25' E. 163 feet to a drill hole in a ledge;

THENCE 60 degrees 35' W. 50 feet to a stake; said last two lines bounding on said land now or formerly of said Wright;

THENCE S. 29 degrees 25' E. and bounding on land now or formerly of one Freeman, 125.20 feet to a stake at other land now or formerly of said Freeman;

THENCE N. 60 degrees 35' E. and bounding on said last mentioned land 155 feet to a stake at land now or formerly of one Phipps;

THENCE N. 66 degrees 15' W. and bounding on said Phipps land 91.74 feet to a drill hole in a rock;

Locs: 61 Kinsley Lane, Mendon

THENCE N. 29 degrees 25' W. and still bounding on said Phipps land 174.76 feet to an iron pipe at the shore line of said Lake;

THENCE northwesterly by the shore line of said Lake to the point of beginning.

TOGETHER with all rights in the right of way three feet wide as set forth in deed of Alanson Freeman to Ira W. Noyles dated May 15, 1943 and recorded with Worcester Registry of Deeds in Book 2886, Page 511.

ALSO together with and subject to a right of way or easement as set forth in deed of Alanson Freeman to George H. Phipps et al, dated 1925 and recorded with said Deeds June 17, 1925 in Book 2373, Page 48.


Subject to an easement to Worcester Suburban Electric Company dated May 5, 1935 and recorded with said Deeds at Book 2643, Page 193.

For grantor's title see deed dated October 31, 1997 and recorded with the Worcester County Registry of Deeds in Book 19379, Page 124.

DIANE K. RICE HEREBY RESERVES A LIFE ESTATE IN THE ABOVE DESCRIBED PREMISES.

The grantors, PHILIP PATRICK DOHERTY aka PATRICK P. DOHERTY CINDY RIPP f/k/a CINDY RICE, DAVID R. DOHERTY a/k/a DAVID P. DOHERTY and TAMMY JEAN DOHERTY hereby certify and affirm that neither they nor any current or former spouse of theirs, if any, occupy the above property as their principal residence.

Witness Our Hands and Seals this 19th day of June, 2014.


DIANE K. RICE

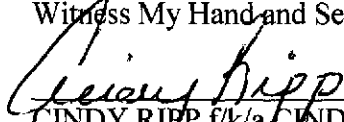

RICHARD W. RICE

Witness My Hand and Seal this 28th day of May, 2014.

A handwritten signature in black ink, appearing to read "Philip P. Doherty", written over a horizontal line.

PHILIP PATRICK DOHERTY a/k/a
PATRICK P. DOHERTY

Witness My Hand and Seal this 20th day of May, 2014.


CINDY RICE f/k/a CINDY RICE

Witness My Hand and Seal this 28th day of May, 2014.

David R. Doherty
DAVID R. DOHERTY a/k/a
DAVID P. DOHERTY

Witness My Hand and Seal this 31st day of May, 2014 .



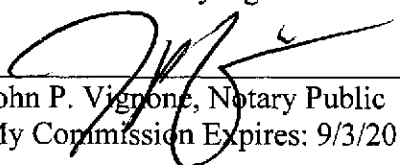
TAMMY JEAN DOHERTY

COMMONWEALTH OF MASSACHUSETTS

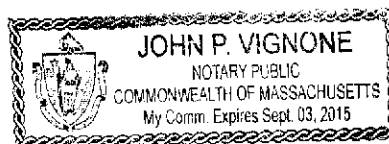
Norfolk, ss.

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On this 19th day of June, 2014, before me, the undersigned notary public, personally appeared **DIANE K. RICE** and **RICHARD W. RICE**, proved to me through satisfactory evidence of identification, being (check whichever applies): _____ *Driver's License or other state or federal governmental document bearing a photographic image*, _____ *Oath or Affirmation of a credible witness known to me who knows the above signatory*, or _____ *My Own personal knowledge of the identity of the signatory*, to be the person(s) whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.



John P. Vignone, Notary Public
My Commission Expires: 9/3/2015



ATTEST: WORC Anthony J. Vigliotti, Register