

Worcester South District Registry of Deeds Electronically Recorded Document

This is the first page of the document – Do not remove

Recording Information

Document Number	: 34124
Document Type	: DEED
Recorded Date	: April 05, 2016
Recorded Time	: 02:16:42 PM
Recorded Book and Page	: 55153 / 74
Number of Pages(including cover sheet)	: 4
Receipt Number	: 922175
Recording Fee (including excise)	: \$1,538.60

 MASSACHUSETTS EXCISE TAX
 Worcester District ROD #20 001
 Date: 04/05/2016 02:16 PM
 Ctrl# 152659 18781 Doc# 00034124
 Fee: \$1,413.60 Cons: \$310,000.00

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

Property Address: 51 & 59 Kinsley Lane, Mendon, Massachusetts

QUITCLAIM DEED

We, Joshua B. Blake and Danielle McLaughlin, husband and wife, of Mendon, Massachusetts for consideration of Three Hundred Ten Thousand and 00/100 (\$310,000.00) Dollars paid grant to Kathleen A. Griffin, individually, of 51 Kinsley Lane, Mendon, Massachusetts with quitclaim covenants

Parcel I

BEGINNING at an iron pipe, fifty feet (50') northwesterly of chestnut stump on a right of way between land and now or formerly of one/ Mason and now or formerly of one Phipps;

THENCE N. 30° 30" W., 67.10 feet to a granite post at land now or formerly of said Phipps and land now or formerly of one Harry A. Leonard;

THENCE N 55° 15" E., 72.50 feet to a drill hole in ledge of said Leonard land;

THENCE N. 66° 01" E., 57.36 feet to an iron pipe on the shore of said Nipmuc Pond;

THENCE Southeasterly along the shore of said Nipmuc Pond thirty-eight feet (38') more or less, to an iron post on said Nipmuc Pond shore;

THENCE 41° 47" W., 59.41 feet to an iron post at land now or formerly of said Mason;

THENCE S. 51° 00" W., 78.50 feet to an iron pipe at the point of beginning.

Containing 7,422 square feet of land, more or less

Said premises are shown on a Plan entitled, "Town of Mendon Mass. Land of Chester C. Shattuck and Wesley C. Shattuck Sept. 22, 1966" by John R. Andrews, Jr., Surveyor and recorded with said Worcester District Registry of Deeds, Plan Book 304, Plan 52.

Said premises are conveyed together with and subject to any and all rights of way as may be in force and effect at the time of this conveyance

Parcel II

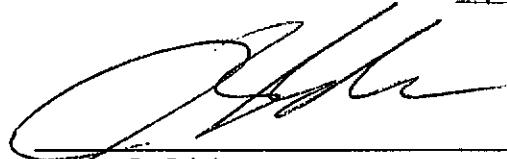
A certain parcel of land, with the buildings thereon, situated in Mendon, in the County of Worcester and shown as Parcel 2 on "Plan To Show Easement on Land of Owner: Robert E. & Linda A. Simpson Kinsley Lane in Mendon, Mass." Scale: 1" = 20' October 27, 1999 by Andrews Survey & Engineering, Inc. 104 Mendon St. Uxbridge, Mass. 01569, recorded with the Worcester District Registry of Deeds at Plan Book 748, Plan 88.

Said premises are conveyed subject to and with the benefit of easements, restrictions, agreements and reservations of record, if any there be, insofar as the same may be in force and applicable.


Grantors hereby release any and all rights of homestead in and to the premises and warrant and represent that there are no persons entitled to any right of homestead under G.L. c. 188 in the premises conveyed by this deed.

For Grantor's Title see Deed dated November 11, 1999, recorded with the Worcester District Registry of Deeds, in Book 22047, Page 204 and Deed dated October 25, 2015, recorded in Book 54495, Page 51

Witness our hands and seals this 4th day of April, 2016.



Joshua B. Blake

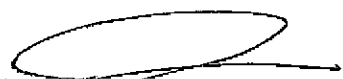


Danielle McLaughlin

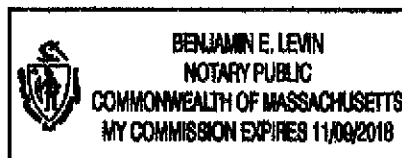
COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS.

On this 4th day of April, 2016, before me, the undersigned notary public, personally appeared Joshua B. Blake and Danielle McLaughlin, proved to me through satisfactory evidence of identification, which were drivers' licenses, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



Benjamin E. Levin, Notary Public
My commission expires: 11-09-18



ATTEST: WORC Anthony J. Vigliotti, Register