



2016 00100593

Bk: 55931 Pg: 358

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MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 09/08/2016 09:25 AM  
Ctrl# 159160 07766 Doc# 00100593  
Fee: \$775.20 Cons: \$170,000.00

QUITCLAIM DEED

Joshua Blake and Danielle McLaughlin, tenants in common, of 37 Walnut Street, Natick, Massachusetts for consideration paid and in full consideration of One Hundred Seventy Thousand and 00/100 (\$170,000.000) Dollars, grant to Nicole White, individually, of 47 Kinsley Lane, Mendon, Massachusetts, E.

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 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.

Subject to and with the benefit of a Declaration of Easements dated April 4, 2016, recorded with the Worcester District Registry of Deeds in Book 55153, Page 62.

SNETCO 16.18549


49 Kinsley Lane  
Mendon, MA

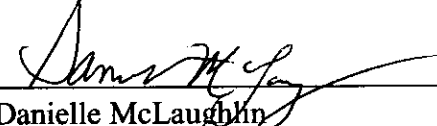
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For title see deed of Joshua Blake and Danielle McLaughlin dated December 17, 2013 and recorded with the Worcester District Registry of Deeds in Book 51908, Page 318.

Grantors, under the pains and penalties of perjury, hereby release any and all rights of homestead they may have in the property and further state that no other person or entity is entitled to an estate of homestead in the property.

Witness our hands and seals this 31<sup>st</sup> day of August, 2016.

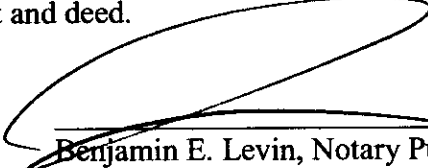
  
\_\_\_\_\_  
Joshua Blake

  
\_\_\_\_\_  
Danielle McLaughlin

COMMONWEALTH OF MASSACHUSETTS

County of Worcester

On this 31<sup>st</sup> day of August, 2016, before me, the undersigned notary public, personally appeared Joshua Blake and Danielle McLaughlin, proved to me through satisfactory evidence of identification, which were Massachusetts 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 as their free act and deed.

  
\_\_\_\_\_  
Benjamin E. Levin, Notary Public  
My Commission Expires: 11/9/2018

