



2019 00122430

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QUITCLAIM DEED

We, Kevin K. Cao and Maggie Zhen, husband and wife, both of 20 Gordon Road, Braintree, Norfolk County, Massachusetts for consideration paid, and in full consideration of One Dollar (\$1.00) grant to Maggie Zhen of 20 Gordon Road, Braintree, MA,

WITH QUITCLAIM COVENANTS

A certain parcel of land situated in said Mendon and being all the same premises conveyed to Arthur W. MacDonald, et ux, by Victor R. Vekeman, by deed dated October 6, 1950, recorded with Worcester District Registry of Deeds, Book 3292, Page 457, and bounded and described as follows:

A certain tract of parcel of land, with the buildings thereon, situated on the southerly shore of Lake Nipmuc, in Mendon, Worcester County, Massachusetts, and being more particularly bounded and described as follows, to wit:

- Beginning at the northwesterly corner of the granted premises at a drill hole in a rock at the shore of said lake;
- Thence S.79° 06' E. by said shore, 25.05 feet to a drill hole in a rock;
- Thence S.8° 00' E. by said shore 20.02 feet to a stake;
- Thence S.17° 19' W. by land now or formerly of one Dion, 123.25 feet to a stake;
- Thence N. 39° 08' W. by other land of Wilber J. Woodman and Eva L. Woodman, formerly of one Remillard 10.28 feet to a drill hole in a rock;
- Thence N.70° 48' E by said Woodman's other land 49.0 feet to a drill hole in a ledge;
- Thence N. 27° 40' E by other land of said Woodman, 333.60 feet to the drill hole at the point of beginning.

Together with the right to pass and repass from the highway to the premises over the same way (Kinsley Lane) as was granted to Dwight Russell by Elizabeth W. Taft; and reserving to the grantor a general easement for all purposes over that portion of the granted premises now known and used as Kinsley Lane.

Also reserving to the grantor, their heirs and assigns, as appurtenant to the remaining land of the grantor lying westerly of the granted premises, the right to draw water from the artisan well on the granted premises and for that purpose to enter upon the granted to excavate for, lay, repair, maintain and replace pipes from said well to the grantors' said remaining premises.

It is condition of this easement that after each excavation the granted premises will be placed in as good a condition as they were in immediately prior thereto.

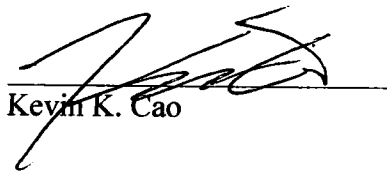
Property Address: 16 Kinsley Road, Mendon, MA

Return to:
Maggie Cao
20 Gordon Rd
Braintree, MA 02184

Said premises are conveyed subject to pole and wire rights granted to Worcester District Registry of Deeds by instrument recorded with said Deeds, Book 2643, Page 188, if the same affect the locus.

Being the same premises conveyed by deed from Gerald Lorusso as Administrator of the Estate of John J. Lorusso, dated October 20, 2005 and recorded with the Worcester District Registry of Deeds at Book 37603, Page 385.

WITNESS our hands and seals this 19th day of October, 2019.


Kevin K. Cao



Maggie Zhen

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss

October 19, 2019

On this 19th day of October, 2019, before me the undersigned Notary Public, personally appeared Kevin K. Cao and Maggie Zhen, proved to me through satisfactory evidence of identification, which were MA drivers' license 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.


Notary Public
My commission expires:

