

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: 05/14/2021 01:37 PM
Ctrl# 223112 31402 Doc# 00067131
Fee: \$2,633.40 Cons: \$577,500.00

Worcester South District Registry of Deeds
Kathryn A. Toomey, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

QUITCLAIM DEED

I, **Donna M. Collins**, not married, of Mendon, Massachusetts for consideration paid, and in full consideration of **Five Hundred Seventy-Seven Thousand Five Hundred (\$577,500.00) Dollars**, grant to **Tara Moorehead**, individually, now of 20 Kinsley Lane, Mendon, MA,

with QUITCLAIM COVENANTS

Certain premises located in the Town of Mendon, Worcester County, Commonwealth of Massachusetts, being all the same premises described in deed of Gertrude L. Jones, unmarried, of Mendon Massachusetts, and Agnes L. Deny of Milwaukee, Wisconsin to Elsie H. Hawk, dated July 27, 1926, recorded with Worcester District Deeds, Book 2413, Page 448, and bounded and described in said deed as follows, to wit:

"certain premises being all the same premises described in deed of Franklin W. Mann to Gertrude L. Jones and Agnes L. Mann, dated November 30, 1910, recorded with Worcester District Deeds, Book 1949, Page 565, and bounded and described in said deed as follows to wit:

'A certain parcel of land, including all buildings thereon, situate near Lake Nipmuck, or Mendon Pond, so-called, in Mendon in the County and Commonwealth aforesaid: being all the same premises conveyed by Ella G. Kinsley, Trustee, to me by deed dated September 19, 1905 to be recorded with Worcester District Deeds, and bounded and described therein as follows, to wit:-

"beginning at a heap of stones at the edge of said Lake Nipmuck, and at the northwesterly corner of the granted premises; thence S. 34° 25' E. 101 feet to a heap of stones, and bounding westerly on land of George P. Sheldon; thence N. 38° 47' E. 70 feet to drill hole in a ledge bounding southerly on other land of the grantor; thence N. 7° W. 95 feet to a drill hole in a large stone at edge of said Lake Nipmuck, bounding westerly about 100 feet along edge of said Lake Nipmuck, to the place of beginning. With the right to pass and repass from the highway to said granted premises over the same way as was granted to Dwight Russell by Elizabeth W. Taft. Reserving unto myself and my heirs and assigns the right to pass and repass over

Property Address: 20 Kinsley Lane, Mendon, MA

the above-described premises to the said grantor's other land. This conveyance is also made subject to all existing rights of way over the premises hereby conveyed.' 'Also certain premises, being all the same premises described in deed of Harry L. Wilbur to Gertrude L. Jones and Agnes L. Derry, dated September 10, 1913, recorded with Worcester District Deeds, Book 2038, Page 308, and bounded and described in said deed as follows to wit:

'A certain piece of land, situated on the southerly shore of Lake Nipmuck, so called, in said Mendon, being described as follows, to wit:

Beginning at a drill hole in the ledge at the southerly corner of the granted premises at other land of grantor and grantee; thence N. 4° E. 76 feet to a stone bound; thence N. 8° W. 33 feet to a stone bound; thence N. 34 feet to a drill hole in a stone on the shore of said Lake Nipmuck; the last three lines bounding on other land of the grantor; thence on the shore of said Lake Nipmuck 45 feet to a drill hole in a large rock on other land of grantee; thence on said grantee's other land to the point of beginning. Conveying a part of Parcel No. 2 described in deed from Ella G. Kinsley, Trustee, to me dated September 6, 1912, recorded with Worcester District Deeds, Book 2036, Page 132. Also, the right to the said grantee, his heirs and assigns to pass and repass from the highway to said premises, over the same way as was granted to Dwight Russell by the late Elizabeth W. Taft. Premises are free from encumbrances, except the rights of way reserved by the said Ella G. Kinsley, Trustee, in her deed to me dated September 6, 1912, and recorded as aforesaid."

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

For title, see deed of Marion Corcoran dated October 29, 2004 and recorded with Worcester District Registry of Deeds in Book 34948, Page 337.

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Witness my hand and seal this 5th day of May, 2021.

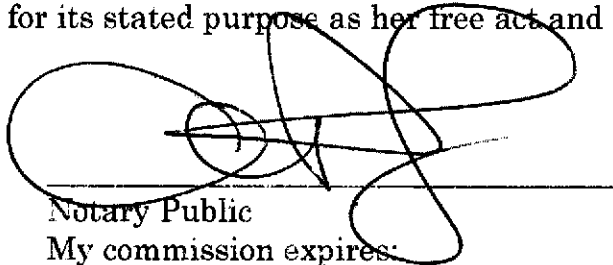
Donna M. Collins

Donna M. Collins

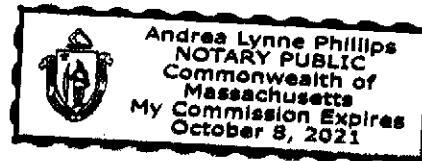
COMMONWEALTH OF MASSACHUSETTS

County of Worcester

On this 5th day of May, 2021, before me, the undersigned notary public, personally appeared Donna M. Collins, 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.



Notary Public
My commission expires:



ATTEST: WORC Kathryn A. Toomey, Register