

# 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: 09/06/2022 11:18 AM  
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Worcester South District Registry of Deeds  
 Kathryn A. Toomey, Register  
 90 Front St  
 Worcester, MA 01608  
 (508) 798-7717

## Quitclaim Deed

William C. Boyd and Gail A. Boyd, a married couple as tenants by the entirety of 9804 Dunhill Court, Murrells Inlet, SC 29576 for consideration paid and in full consideration of less than one hundred and 00/100 (\$100.00) Dollars

**GRANTS TO** William C. Boyd and Gail A. Boyd, Trustees of the Boyd Family Living Trust, u/d/t dated February 19, 1997, of 9804 Dunhill Court, Murrells Inlet, SC 29576,

With ***QUITCLAIM COVENANTS***

Certain premises including all buildings thereon, situated on the southerly side of Mendon or Nipmuck Pond, in Mendon, in the county of Worcester and Commonwealth of Massachusetts, being all the same premises described in deed of Alanson Freeman to George H. Phipps, acknowledged May 30, 1925, recorded with the Worcester District Registry of Deeds in Book 2373, Page 48 and therein Described as follows, to wit:

BEGINNING at stake at corner of land of Fred IL Phipps;

THENCE S. 29° 25' E. 33 feet to a drill hole in stone (Shown as 42 feet on the Plan Recorded with the Worcester District Registry of Deeds as Plan 88 in Plan Book 748);

THENCE same course, 73.8 feet to stake (Shown as 106.80 feet on the Plan Recorded with the Worcester District Registry of Deeds as Plan 88 in Plan Book 748);

THENCE S. 60° 35' W 50 feet to stake

The last two lines bounding on land now or formerly of Eunice J. Lynch,

THENCE N. 29° 25' W. 173 feet to a stake on the shore of Nipmuck Lake;

THENCE easterly on said lake to the place of beginning.

Together with a right of way in common with others as described in said deed of Alanson Freeman to George H Phipps and others, acknowledged May 30, 1925, and recorded with the Worcester District Registry of Deeds in Book 2373, Page 48.

No title exam was performed in conjunction with the preparation and recording of this Deed.

Being the same premises conveyed by Deed recorded with Worcester Registry of Deeds in Book 53836, Page 139

Property Address: 59 Kinsley Ln (AKA 59-1 Kinsley Ln.) Mendon, MA 01756

Executed as a sealed instrument this 2 day of September 2022.

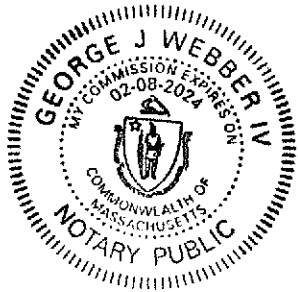
Gail A. Boyd  
Gail A. Boyd

Commonwealth of Massachusetts

County of Worcester, ss.

On this 2 day of September 2022, before me, the undersigned notary public, personally appeared Gail A. Boyd, the above-named and proved to me through satisfactory evidence of identification being SCDL, to be the person whose name is signed on this document, and acknowledged to me that they signed it voluntarily for its stated purpose.

George J. Webber IV  
Notary Public: George J. Webber IV



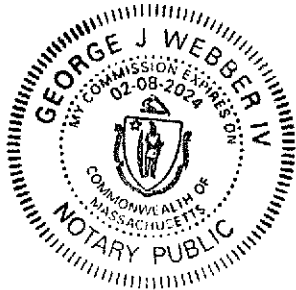
Executed as a sealed instrument this 2<sup>nd</sup> day of September 2022.

William C Boyd  
William C. Boyd

Commonwealth of Massachusetts

County of Worcester, ss.

On this 7 day of September 2022, before me, the undersigned notary public, personally appeared William C. Boyd, the above-named and proved to me through satisfactory evidence of identification being SCDL, to be the person whose name is signed on this document, and acknowledged to me that they signed it voluntarily for its stated purpose.



George J. Webber IV  
Notary Public: George J. Webber IV

ATTEST: WORC Kathryn A. Toomey, Register