



2013 00031446

Bk: 50591 Pg: 252

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**QUITCLAIM DEED**

I, Donald I. Dumais, being unmarried, of Mendon, Worcester County, Massachusetts

For consideration of ONE HUNDRED FORTY THOUSAND AND NO/100 DOLLARS (\$140,000.00) Paid

Grant to Donna Johnston, Individually, of 8 Old Taft Avenue, Mendon, Worcester County, Massachusetts

***With Quitclaim Covenants***

MASSACHUSETTS EXCISE TAX

Worcester District ROD #20 001

Date: 03/15/2013 02:43 PM

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Fee: \$638.40 Cons: \$140,000.00

A certain parcel of land with the buildings thereon situated on the shore of Nipmuck Pond, near the road leading from Mendon to Uxbridge, and bounded as follows:

Beginning at the northwesterly corner of the granted premises on the shore of said pond, and at land now or formerly of Henry W. Gaskill;

Thence running N. 69°- 35' E. about 103 feet with said Gaskill land and part of the way with an old wall to a corner of old walls at land now or formerly of Adolphus W. Baker;

Thence S. 17°- 35' E. about 50 feet with said Baker land to a stake at land now or formerly of Alfred W. White;

Thence S. 69°- 35' W. about 90 feet with said White land to the shore of said pond;

Thence Northwesterly with the shore of said pond; said rights of way now being called Taft Avenue.

Meaning and intending to convey and hereby conveying all and the same premises conveyed to these grantors by Deed of Robert L. Ripley et ux dated August 13, 1976, recorded Book 6005, Page 18.

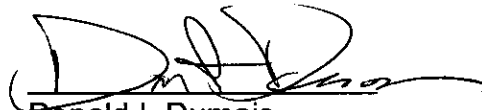
Being the same premises conveyed to the herein named grantor(s) by deed recorded with the Worcester District Registry of Deeds in Book 6316, Page 10.

The Grantor hereby releases all rights of homestead and state that no other persons are entitled to any benefits of an existing estate of homestead.

*Metropolitan Title, LLC*  
71 Pleasant Street  
Worcester, MA 01609

42673  
**Metropolitan Title, LLC**  
Worcester, MA  
(508) 791-3345

Witness our hands and seals this 28<sup>th</sup> day of January, 2013.

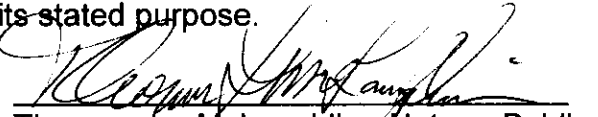
  
Donald I. Dumais

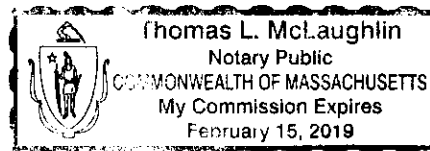
COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS.

January 28, 2013

On this 28<sup>th</sup> day of January, 2013 before me, the undersigned notary public, personally appeared Donald I. Dumais and acknowledged the foregoing instrument to be their free act and deed, and provided to me through satisfactory evidence of identification, which was a Driver's License to be the persons whose names are signed on the preceding or attached document in my presence and for its stated purpose.

  
Thomas L. McLaughlin, Notary Public  
My commission expires: 2/15/2019



ATTEST: WORC. Anthony J. Vigliotti, Register