

Robert and Lori Klein
25 Taft Avenue
Mendon, MA 01756

17198

QUITCLAIM DEED

We, Ernest J. A. Bouchard and Frances M. Bouchard, of Mendon, Worcester County, Massachusetts,

in full consideration of Ninety Thousand Dollars and 00/Cents (\$90,000.00) paid

Grant to Robert E. Klein, Jr. and Lori H. Klein, Husband and Wife as Tenants by the Entirety,

of 25 Taft Avenue, Mendon, Worcester County, Massachusetts,

with Quitclaim Covenants

Two certain parcels or tracts of land, together with the buildings thereon, situated in Mendon, Worcester County, Massachusetts, bounded and described as follows:

PARCEL 1 A certain parcel of land situated on the northeasterly shore of Nipmuck Pond, so called, in said Mendon, being shown as Lot entitled Bartlett on a plan of land recorded with the Worcester District Registry of Deeds in Plan Book 31, Plan 50, bounded and described as follows:

Beginning at a stake at the shore of said Nipmuck Pond, said stake being at a point measured about 50 feet southerly from land now or formerly of Thomas F. Matthews; thence running N. 79° 35' E., 94 feet to a stake; thence S. 10° 25' E., 50 feet to a stake; thence S. 79° 35' W. 100 feet to the shore of the pond, said line running through a drill hole in a stone which drill hole is 66.25 feet from the stake at the starting point of said line; thence northerly along the shore of the pond about fifty feet to the point of beginning. Said land is bounded on three sides by other land now or formerly of Mildred I. Nelson and on the fourth side by said pond.

Together with such rights of way, but none other, to and from the premises over an ancient town way along or near the shore of said pond as said Mildred I. Nelson is entitled to grant.

Subject to a right of way to the public over a portion of the above described premises, two rods in width, measured from the high water line of the shore of said pond.

PARCEL 2 A certain parcel of land situated on Taft Avenue, a private way, in said Mendon, being shown on Lot numbered 51 the above-referenced plan, as described in Deed recorded with said Deeds in Book 3297, Page 196.

Together with a right of way in common with others over said Taft Avenue as shown on said plan.

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25 Taft Avenue, Mendon, MA 01756

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For grantor's title see Deed of Mildred I. Nelson dated October 27, 1950 and recorded with said Deeds in Book 3297, Page 196.

Witness our hands and seals this 16th day of February, 1996.

Ernest J. A. Bouchard
Ernest J. A. Bouchard

Frances M. Bouchard
Frances M. Bouchard

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, ss.

February 16, 1996

Then personally appeared before me the above-named Ernest J. A. Bouchard and Frances M. Bouchard, and acknowledged the foregoing instrument to be their free act and deed.

Anne M. Givens
Anne M. Givens, Notary Public
My Commission Expires: 4/15/02

DEEDS REG 20
WORCESTER
02/20/96
TAX 410.40
CASH 410.40
1748A140 11:37
EXCISE TAX

ATTEST: WORC. Anthony J. Vigliotti, Register