

5668

25MB

DEED

We, Dayton J. Deetz and Sandra L. Deetz of Mendon, Massachusetts,
in consideration of One Hundred Twenty-Nine Thousand and 00/100 Dollars (\$129,000.00)
grant to J. Martin Auty and Carol Ann Auty, husband and wife as tenants by the entirety,
of 73 Washington Street, Mendon, Massachusetts

with quitclaim covenants

Two certain parcels of land in said Mendon and being more particularly bounded and described as follows:

PARCEL ONE

A certain parcel of land, including all buildings thereon, situated on the shore of Nipmuck Pond, so called, in said Mendon, being all the same premises described in deed of Luther E. Taft to Edwin L. Wilson, dated October 4, 1909, recorded with Worcester District Registry of Deeds, Book 1917, Page 585, and bounded and described in said deed as follows, to wit:

Beginning at a drill hole in a rock at the shore of said pond, and at land now or formerly of Marcus M. Aldrich; thence running with said Aldrich land, N. 70° 35' E. 106 feet to a stake at other land now or formerly belonging to Luther E. Taft; thence with said Taft, land, S. 38° 30' E. 53 feet to a stake; thence still with Taft's other land, S. 70° 35' W. about 65 feet to the shore of said pond; thence in a varying curved line, with the shore of the pond, northwesterly to the drill hole at the point of beginning.

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 I am entitled to grant.

Reserving, however, to grantor and his heirs and assigns forever, a right of way over a portion of the granted premises two rods in width, measured from the high water line of the shore of said pond, with the further right to the grantor and his assigns to dedicate said reservation to the public at any time.

PARCEL TWO

A certain parcel of land, including all buildings thereon, in said Mendon, being all of the same premises described in deed of Adeline A. Davenport, administratrix of the Estate of Luther E. Taft, to said Edwin L. Wilson, dated September 4, 1917, recorded with the Worcester District Registry of Deeds, Book 2142, Page 53, and bounded and described in said deed as follows, to wit:

MAIL TO:
HOLLAND, SULLIVAN & MCLAUGHLIN, PC
Attorneys at Law
P.O. Box 268
12 Congress Street
Milford, MA 01757

PROPERTY ADDRESS: 43 TAFT AVENUE MENDON MA

99 JAN 13 AM 11:29

A certain parcel of land situated on Taft Avenue, a private way, in said Mendon, being lot numbered fifty-nine on "Plan of Lakeside Park, Mendon, Mass., owned by Luther E. Taft's Heirs, June, 1917" recorded with Worcester District Registry of Deeds in Plan Book 31, Plan 50 together with a right of way in common with others over said Taft Avenue, as shown on said plan.

The real estate described herein is the subject to a variance from the State Environmental Code, Title 5, 310 C.M.R. 15.03(7). Said variance relates to the nature, design and capacity of the sewage disposal system and is within the jurisdiction of the Massachusetts Department of Environmental Quality Engineering.

For our title see Deed recorded with Worcester County (Worcester District) Registry of Deeds in Book 12663, Page 265.

Signed and sealed this 12 day of January, 1999.

DEEDS REG 20
WORCESTER

01/13/99

115

TAX 588.24
CASH 588.24

2180A140 11:21
EXCISE TAX

Dayton J. Deetz

Sandra L. Deetz

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS.

January 12, 1999

Then personally appeared the above named Dayton J. Deetz and Sandra L. Deetz and acknowledged the foregoing instrument to be their free act and deed, before me.

, Notary Public

My Commission Expires: 4-9-04

ATTEST: WORC. Anthony J. Vigliotti, Register