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QUITCLAIM DEED

We, J. MARTIN AUTY and CAROL ANN AUTY of the Town of Mendon, Worcester County, Commonwealth of Massachusetts for the consideration of \$129,900.00, GRANT TO DAYTON DEETZ and SANDRA DEETZ, as tenants by the entirety, of 72 Washington Street, Mendon, MA, with QuitClaim Covenants

Two certain parcels of land in the Town of Mendon, County of Worcester, Commonwealth of Massachusetts 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.

(Return Addr.)

Law Offices of  
Nicholas Barrett  
160 Taunton Ave Po Box 14309  
East Providence, RI 02914

*43 Taft Ave  
Mendon, MA 01756*

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DEEDS REG  
WORCESTER

12/04/00 12:24 01  
000000 #151  
FEE \$592.80  
CASH \$592.80

*Cancelled*

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;

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 title see Deed of Dayton J. Deetz and Sandra L. Deetz to J. Martin Auty and Carol Ann Auty dated 1/12/99 and recorded with Worcester County Registry of Deeds in Book 20915, Page 182.

PROPERTY ADDRESS: 43 Taft Avenue, Mendon, MA

WITNESS our hands and seals this 2<sup>nd</sup> Day of December, 2000.

*J. Martin Auty*  
J Martin Auty

*Carol Ann Auty*  
Carol Ann Auty

State of Rhode ISLAND  
~~COMMONWEALTH OF MASSACHUSETTS~~

Providence, ss

Dated: 12/2, 2000

Then personally appeared the above named J. Martin Auty and Carol Ann Auty and acknowledged the foregoing instrument to be their free act and deed before me.

*Nicholas Barrett*

Notary Public:  
My Commission Expires: 01/31/02

*Done*

ATTEST: WORC. Anthony J. Vigliotti, Register Nicholas Barrett