

45/2008

QUITCLAIM DEED

I, Robert B. Burns, of Franklin, Norfolk County, Massachusetts for good and valuable consideration of LESS THAN ONE HUNDRED DOLLARS paid,

grant to Carolyn T. Burns individually, of Mendon, Worcester County, Massachusetts

WITH QUITCLAIM COVENANTS, the land located in said Mendon, together with the buildings thereon, situated on the Northeasterly shore of Nipmuc Pond, so-called, bounded and described as follows:

Beginning at a stake at land now or formerly of Alice M. Bartlett; thence:

NORTH 79° 35' EAST along said Bartlett land, 100 feet, more or less, to a stake; thence

SOUTH 10° 25' EAST 50 feet, more or less, to a stake at land now or formerly of Gilbert S. Arnold; thence

SOUTH 79° 35' WEST along said Arnold land, 103 feet, more or less, to a stake at or near the shore of said Pond; thence

Along said Pond: 50 feet, more or less, to the point of beginning.

Together with rights of way to and from the premises over an ancient town road along or near the shore of said Pond.

Subject to a reservation of right of way over a portion of the granted premises 33 feet in width, measured from the high-water line of the shore of said Pond with the right to dedicate said reservation to public use.

Also a certain parcel of land situated on Taft Avenue, a private way in said Mendon, being Lot 52 on a plan entitled "Plan of Lakeside Park, Mendon, Massachusetts, Owned by Luther E. Taft's Heirs, June, 1917", recorded with Worcester District Deeds, Plan Book 31, Plan 50.

Said premises are conveyed together with a right of way in common with others entitled thereto over said Taft Avenue as shown on said plan.

Being the same and all of the same premises conveyed to me by deed of John A. Harney and Barbara G. Harney, dated July 23, 1962 and recorded with said Deeds, Book 4302, Page 107.

WITNESS my hand and seal this 28 day of October, 2002.

Robert B. Burns
Robert B. Burns

COMMONWEALTH OF MASSACHUSETTS
WORCESTER, SS October 28, 2002

Then personally appeared the above named Robert B. Burns acknowledged the foregoing instrument to be his free act and deed, before me.

Peter A. Schwanian Jr.
Notary Public: Peter A. Schwanian Jr.
My commission expires:

ATTEST: WORC. Anthony J. Vigliotti, Register
July 25, 2008

Property & Associates 27 Taft Avenue, Mendon, Massachusetts 01756

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