



2009 00078067

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MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 07/02/2009 03:46 PM
Ctrl# 085411 18113 Doc# 00078067
Fee: \$1,162.80 Cons: \$255,000.00

QUITCLAIM DEED

We, Robert E. Klein, Jr. and Lori H. Klein, of Mendon, Worcester County, Massachusetts

For consideration of TWO HUNDRED FIFTY FIVE THOUSAND AND 00/100 DOLLARS (\$255,000.00) paid

Grant to John L. Carpenter and Maryanne Carpenter, 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.

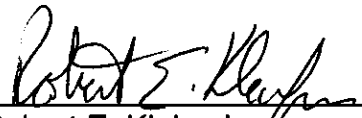
25 Taft Ave Mendon

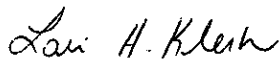
PARCEL 2 : A certain parcel of land situated on Taft Avenue, a private way, in said Mendon, being shown on Lot numbered 51 the above-referenced plan, as described in Deed recorded with said Deeds in Book 3297, Page 196.

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

For title see deed recorded in the Worcester District Registry of Deeds in Book 17687, Page 170.

Witness our hands and seals this 2nd day of July, 2009.


Robert E. Klein, Jr.

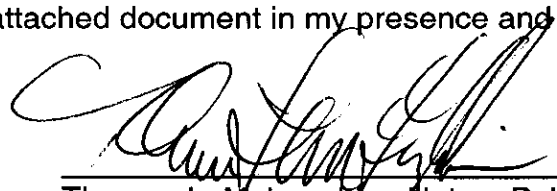

Lori H. Klein

COMMONWEALTH OF MASSACHUSETTS

Worcester, SS.

July 2, 2009

On this 2nd day of July, 2009, before me, the undersigned notary public, personally appeared Robert E. Klein, Jr. and Lori H. Klein and acknowledged the foregoing instrument to be their free act and deed, and provided to me through satisfactory evidence of identification, which was a Massachusetts Driver's License to be the persons whose names are signed voluntarily on the preceding or attached document in my presence and for its stated purpose.


Thomas L. McLaughlin, Notary Public
My Commission Expires: 3/9/2012



THOMAS L. McLAUGHLIN
Notary Public
Commonwealth of Massachusetts
My Commission Expires March 9, 2012