

Recording requested by:

MAIL Richard ARSENAULT  
41 Rockmeadow Rd  
Uxbridge MA 01569

and when recorded, please return this deed and tax statements to:



Bk: 38115 Pg: 349 Doc: DEED  
Page: 1 of 2 12/29/2005 09:07 AM

Escrow No.:

Title Order No.:

For recorder's use only

125/N

**QUITCLAIM DEED**

**KNOW ALL MEN BY THESE PRESENTS THAT:**

THIS QUITCLAIM DEED, made and entered into on Nov. 1, 2005, between Leo L. Tetreault, Jr. ("Grantor") of Mendon, Worcester County, Massachusetts and Richard and Roberta Arsenault ("Grantee") of 41 Rockmeadow Road, Uxbridge, Worcester County, Massachusetts 01569, with quitclaim covenants

In consideration of less than One Hundred (\$100) dollars paid, Grantor hereby grants to Grantee, with quitclaim covenants, a certain parcel of land situated easterly of Lake Nipmuc and on the westerly side of Millville St. in said Mendon, containing 15,270 square feet, more or less, bounded and described as follows, to wit:

- Beginning at a drill hole in wall at northeasterly corner of the granted premises at land now or formerly of one Kelley;
- Thence by said wall and land of said Kelley North 72 0' West 100 feet to a point in wall at land formerly of William Mark Wagner and Carl Freeman Wagner;
- Thence S. 18 0' West 75 feet to a point;
- Thence S. 7 20' West 89.60 feet to an iron pipe to remaining land of said William Mark Wagner and Carl Freeman Wagner, the last two courses being bounded by land formerly of William Mark Wagner and Carl Freeman Wagner;
- Thence S. 88 10' East 106.25 feet by remaining land of said William Mark Wagner and Carl Freeman Wagner to an iron pipe in said Millville St;
- Thence Northwesterly by said Millville St. 136.75 feet to drill hole at point of beginning.

Reserving from this conveyance all rights of way heretofore granted over the aforementioned parcel and reserving to these grantors, their heirs and assigns, the right to forever use Kinsley Lane, so-called, for all property purposes, as a right of way.

The foregoing tract is shown and set forth on a plan of land sold by Carl F. Wagner et alii

*Quitclaim Deed*

41 Millville St. Mendon, MA 01756  
43 Millville St. Mendon, MA 01756

situated near Lake Nipmuc, Mendon, Mass., July, 1954, F.J. Brennan, Surveyor, Uxbridge, Mass. Being the same and all the same premises as were conveyed to Leo L. Tetreault Jr. by deed of Leo L. Tetreault Jr. and Margaret A. Tetreault dated April 10, 1995 and recorded in Worcester District Registry of Deeds Book 16976, Page 316.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto Grantee, Grantee's heirs, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, successors and/or assigns shall have claim or demand any right or title to the property described above, or any of the buildings, appurtenances and improvements thereon.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on NOV. 15, 2005.

*Leo L. Tetreault Jr.*

LEO L. TETREAU LT JR  
Type or Print Name of Grantor

Commonwealth of Massachusetts }  
County of Worcester } ss.

On this 15 day of NOV. 2005, before me personally appeared Leo L. Tetreault to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he (or they) executed the same as his (or their) free act and deed.

WITNESS my hand and official seal.

*Margaret Borderenko*  
Signature of Notary Public

NOTARY SEAL

Margaret Borderenko  
Printed Name of Notary

My commission expires: Mar 29, 2007