

We, DANIEL F. BATES, DOROTHY BATES, MARK A. MacNAUGHTON and
DONNA M. MacNAUGHTON
of Mendon Worcester County, Massachusetts,

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In consideration of LESS THAN ONE HUNDRED--(100.00)---Dollars, paid,
Grant to Daniel F. Bates and Dorothy Bates, husband and wife as
tenants by the entirety, of 23 Kinsley Lane, Mendon, Worcester
County, Massachusetts

with quitclaim covenants

PARCEL A - Containing two parcels of land as follows:

Tract One

A certain parcel of land, with the buildings thereon, situated
in Mendon, said County, on the shore of Mendon Pond, so-called,
being all the same premises conveyed to Edwin F. Lilley by Ella G.
Kinsley and others by deed dated May 11, 1898, recorded with Worcester
District Deeds, Book 1630, Page 613, and bounded and described therein
as follows, to wit:

"BEGINNING at an iron pin in a ledge at land formerly conveyed by
these grantors to Dwight Russell and others and since known
by the name of Point Pleasant,

THENCE S. 36-1/4° E. 6 rods 21 links to a stake and stones by a wall,

THENCE S. 39-1/2° E. 6 rods 9 links to a drill hole in a large rock,

THENCE S. 64-1/2° W. 4 rods 22 links to a stake and stones on the
shore of said pond, the last three lines bounding on other
land of these grantors,

THENCE with the shore of said pond in a varying course to stones
by a buttonwood tree,

THENCE N. 50° E. 9 rods 20 links bounding on said Point Pleasant land
to the point of beginning, with the right of way from the
public road to the premises over grantors' other land to the
same extent, along the same course and subject to the same
restrictions as are described in our above named deed to
Dwight Russell and others."

Said premises are conveyed subject to the fencing obligation
as set forth in the aforesaid deed.

Tract Two

A certain parcel of land situated in the westerly part of
Mendon, said County on the southerly side of Mendon Pond, also called
Nipmuc Pond, being all the same premises conveyed to Nettie Ellen

Property Address: 23 Kinsley Lane, Mendon, Massachusetts

Edmands by Ella G. Kinsley, by deed dated August 26, 1922, recorded with Worcester District Registry of Deeds, book 2286, page 436, and bounded and described therein as follows:

"BEGINNING on the northerly side of the granted premises at an iron rod on the edge or shore of said Pond;

THENCE S. 50° W. by land of Fred Holland et al. thirty feet to iron pin in ledge;

THENCE S. 36° 15' E. by land of grantee one hundred and thirteen (113) feet to angle;

THENCE N. 87° 50' E. by land of grantor, forty four and fifty-one hundredths (44.50) feet to iron rod set in the ground;

THENCE N. 12° 50' W. by land of Joseph Knox, forty-nine (49) feet to drill hole in rock;

THENCE N. 03° 35' W. by said Knox land and through a maple tree, eighty-four (84) feet to said Pond;

THENCE westerly by and with the shore of said Pond to the place of beginning."

For title see probate of the estate of Nettie E. Edmands in Worcester Probate Court, Case No. 166254.

Excepting from the above described parcels the premises as were conveyed to Hazel B. Brown by deed dated April 9, 1931, recorded with Worcester District Deeds in Book 2543, Page 258.

A certain parcel of land located in said Mendon, and situated easterly of Lake Nipmuc, so called, being the same and all the same premises described in deed of Edward N. Kinsley to Edith E. Shattuck, dated June 28, 1954, recorded with Worcester District Deeds, Book 3828, Page 548, and bounded and described in said deed as follows:

"BEGINNING at a drill hole on wall at the southerly corner of land of one H. Houle and land of one Remillard;

THENCE southwesterly by said Remillard land 140.30 feet to a point on wall;

THENCE southeasterly 30 feet, more or less, to land this day being conveyed to this grantor;

THENCE S. 86° W. 210 feet, more or less, by land this day conveyed to this grantor to a point at land of one Tilden;

THENCE N. 17° W. 51 feet by land of said Tilden;

THENCE S. 79° 30' W. 114 feet by land of said Tilden to Lake Nipmuc;

THENCE northerly by said Lake Nipmuc to land of one Edmunds;

THENCE N. 64° 30' E. 80 feet by said Edmunds land to a drill hole;

THENCE N. 32° 30' E. 105 feet by said Edmunds land to an iron pin;

THENCE N. 34° 05' E. 38.72 feet by said Edmunds land to a point at land of one Brown;

THENCE S. 23° 45' E. 70 feet by said Brown land to a bound;

THENCE N. 68° 25' E. 66 feet by said Brown land to a bound;

THENCE N. 23° 30' W. 50 feet by said Brown land to a bound at land of one Howard;

THENCE N. 87° 45' E. 20 feet by said Howard land to a point;

THENCE N. 57° E. 46.5 feet by said Howard land to a point at land of one Dawe;

THENCE S. 37° 04' E. 35.03 feet by land of one Lemon to a drill hole;

THENCE S. 20° 05' E. 130.25 feet by said Lemon land to a drill hole;

THENCE N. 34° 01' E. 120.51 feet by said Lemon land to a point;

THENCE N. 32° 57' W. 61.20 feet by said Lemon land to a cement bound;

THENCE N. 38° 52' W. 90.75 feet by said Lemon land to a drill hole;

THENCE N. 47° 30' W. 98 feet by land of one Dawe to Lake Nipmuc;

THENCE northeasterly by Lake Nipmuc to land of one L. Houle;

THENCE S. 50° 30' E. 89 feet to a point;

THENCE southeasterly by said ^{H.}Houle land 96 feet to a stone wall;

THENCE continuing southeasterly 87.75 feet by said stone wall and land of one H. Houle to a drill hole on wall at land of one Remillard at the point of beginning. Excepting from this conveyance that portion which was heretofore conveyed to one Williams.

Excepting therefrom premises conveyed to Gordon R. Good by deed dated January 24, 1967, recorded with said Deeds Book 4731, Page 279.

For our title see deed of Daniel F. Bates et ux. to us dated September 24, 1979, recorded with Worcester District Registry of Deeds, Book 6833, Page 355.

Witness our hands and seals this 11th day of May 1983

Daniel F. Bates
Daniel F. Bates

Mark A. MacNaughton
Mark A. MacNaughton

Dorothy Bates
Dorothy Bates

Donna M. MacNaughton
Donna M. MacNaughton

Commonwealth of Massachusetts

WORCESTER, ss.

May 11, 1983

Then personally appeared the above-named Daniel F. Bates, Dorothy Bates,

Mark A. MacNaughton and Donna M. MacNaughton

and acknowledged the foregoing instrument to be their free act and deed before me,

Aldo B. Consigli
~~XXXXXXXXXXXX~~ Notary Public
ALDO B. CONSIGLI JR.
My commission expires Dec. 5, 1986

T.N.E.

Recorded MAY 13 1983 at 11:50am AM