

Property address: 31 Kinsley Lane
Mendon, MA

I, Susan Banes Johnson

of Mendon, Worcester

County, Massachusetts

being unmarried, for consideration paid, and in full consideration of
Seventy-Five Thousand Nine Hundred (\$75,900.00) Dollars
grant to Kevin G. Rudden and Patricia A. Benoit-Rudden, husband and wife as tenants*
by the entirety

of 31 Kinsley Lane, Mendon, Massachusetts

with quitclaim covenants

~~the land in~~

[Description and encumbrances, if any]

a certain parcel of land with all the improvements thereon situated on the
southeasterly side of Lake Nipmuc in the Town of Mendon, Worcester County,
Massachusetts, bounded and described as follows:

Beginning at an iron stake on the southeasterly side of said Lake Nipmuc at the
most westerly corner of land now or formerly of Edward Kinsley and at the most
northerly corner of the parcel hereby conveyed,

- Thence S. 52° 04' E., sixty-two (62) feet to a drill hole in a rock;
- Thence S. 48° 45' E., sixty-five (65) feet to an iron pipe at a right-of-way
called Kinsley Lane, and last two lines bounding on said Kinsley land;
- Thence S. 36° 57' W. along the northwesterly side of said Kinsley Lane,
seventy-four and 15/100 (74.15) feet to a cement post at land formerly
of Reynolds Heirs, now of one Hersom;
- Thence N. 60° W., one hundred forty-nine and 20/100 (149.20) feet to a drill
hole in a stone on the southerly side of said Lake;
- Thence continuing in the same direction, five (5) feet to the water line,
the last two lines bounding on said Hersom land;
- Thence northeasterly along said Lake Nipmuc to the point of beginning.

Together with the right to pass and repass from the highway of the above
conveyed premises over and along said Kinsley Lane.

Said premises are shown on an unrecorded plan entitled "Land and Buildings
owned by L. K. Witing, Lake Nipmuc, Mendon, Mass., Surveyed by Arthur H.
Fitzgerald."

Said premises are conveyed subject to pole and wire rights and easements as
conveyed to Worcester Suburban Electric Company by Instrument dated July 6, 1934,
recorded with Worcester District Deeds, Book 2643, Page 186, so far as now in
force and applicable.

For Grantor's title see deed from Mary Ann Zanella et al to Grantor recorded
with said Deeds in Book 7865, Page 108.

RECORDED
APR 17 1984

Witness my hand and seal this 2nd day of April 19 84

Susan Banes Johnson
Susan Banes Johnson

The Commonwealth of Massachusetts

Middlesex ss.

April 2, 1984

Then personally appeared the above named Susan Banes Johnson

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

Lawrence A. Shapiro Notary Public Justice of the Peace

My Commission Expires November 16, 19 84

Recorded APR 17 1984 at 9:30 AM