

Howard E. Thayer, of 25 Warfield Street, Hopedale, Worcester County, Massachusetts  
and Lorraine F. Duncan,  
of 64 Clarendon Street, South Weymouth, Norfolk County, Massachusetts

being unmarried, for consideration paid, and in full consideration of Twenty Thousand and 00/100  
(\$20,000.00) Dollars

grant to Daniel MacEachern \*

of 263 Lake Street, Apartment 4, East Weymouth, MA with quitclaim covenants

the land in

[Description and encumbrances, if any]

Two parcels of land with the buildings thereon situated on Kinsley Lane in Mendon, Worcester County, Massachusetts, known as and numbered 29 Kinsley Lane and 40 Kinsley Lane and further described as follows:

Parcel 1 - 29 Kinsley Lane:

The land in Mendon, in said County of Worcester, with the buildings thereon situated on the easterly shore of Lake Nipmuc and on the westerly side of Kinsley Lane, referred to herein as the right-of-way, bounded and described as follows:

- BEGINNING at the northwesterly corner of the granted premises at the southwesterly corner of land now or formerly of one Miett and at the shore of said Lake;
- THENCE S. 57° 45' E. by said Miett land, 115 feet to a stake and stones on the westerly side of a right-of-way;
- THENCE S. 19° 15' W. 73.5 feet to a point;
- THENCE S. 55° 30' W. 26 feet to land now or formerly of one Whiting; the last two lines bounded by the westerly side of said right-of-way;
- THENCE northwesterly by the last-mentioned land to the easterly shore of said Lake;
- THENCE northeasterly by the shore of said Lake about 62 feet, more or less, to the point of beginning.

Subject to a right-of-way from said Kinsley Lane four (4) feet wide running from said Lane to said Lake along the so-called Miett property, which is now the property of Harold and Hazel Grimshaw.

Being the same premises conveyed in a deed from John G. McCooley and Helen M. McCooley to Earl F. Thayer and Hilda M. Thayer, dated December 23, 1960 and recorded with the Worcester District Registry of Deeds in Book 4166, Page 462.

For title of Grantor, see the Estate of Earl F. Thayer, Norfolk County Probate Case No. 172384 and the Estate of Hilda M. Thayer, Norfolk County Probate Case No. 85P2494E1.

Parcel 2 - 40 Kinsley Lane:

A certain tract or parcel of land with the buildings thereon situated on the southeasterly side of Kinsley Lane, a private way, in Mendon, Worcester County, Massachusetts, and being more particularly bounded and described as follows, to wit:-

- BEGINNING at the northwesterly corner of the premises herein described, at a drill hole in a rock on the southeasterly side of said Lane and at corner of land of N. Miett;

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THENCE S. 87° 33' E. with said Miett land 120.65 feet to a drill hole in a granite stake;

THENCE S. 87° 33' E. with land now or formerly of one Edward N. Kinsley et ux. 38.40 feet to a drill hole in a rock;

THENCE S. 12° 43' E. with said last named land 118.30 feet to a stake;

THENCE N. 71° 58' W. with said last named land 222.60 feet to a stake on the southeasterly side of said Lane; and

THENCE N. 27° 12' E. with said lanes 60 feet to the point of beginning.

Together with a right of way over said Kinsley Lane.

Said premises are shown on a plan of land entitled, "Plan of Land Deeded to Roland & Janette Kinsley by Edward & Edith Kinsley, Mendon Mass., July 19, 1955", which plan is recorded with the Worcester District Registry of Deeds, Plan Book 210, Plan 12.

Said premises are conveyed subject to easement of the Worcester Suburban Electric Company recorded with said Deeds, Book 2643, Page 186.

As appurtenant to the above described premises there is also hereby conveyed the perpetual right and easement to pass and repass at all times, in common with Edward N. Kinsley et ux., their heirs and assigns, over the following described parcel of land:-

A certain parcel of land situated on the easterly shore of Lake Nipmuc, in the Town of Mendon, in the County of Worcester, Commonwealth of Massachusetts, bounded and described as follows, viz:-

Beginning at the northwesterly corner of the premises herein described, at the southwesterly corner of land now or formerly of one Miett, and at the shore of said Lake; thence S. 57° 45' E. by said Miett land 115 feet to a stake and stones on the westerly side above a right of way known as Kinsley Lane; thence S. 19° 15' W. bounded by the westerly side of said right of way 4 feet to a point; thence N. 57° 45' W. bounded southerly by land now or formerly of Edward N. Kinsley et ux., 115 feet more or less to the easterly shore of said Lake; and thence northeasterly by the shore of said Lake 4 feet to the point of beginning.

Being the same premises conveyed in a deed from Donald J. Moore to Earl F. Thayer and Hilda M. Thayer, dated May 14, 1962 and recorded with said Deeds in Book 4280, Page 253.

For title of Grantor, see the Estate of Earl F. Thayer, Norfolk County Probate Case No. 172384 and the Estate of Hilda M. Thayer, Norfolk County Probate Case No. 85P2494E1.

Witness our hands and seals this 17th day of August, 1990

*Howard E. Thayer*  
HOWARD E. THAYER

*Lorraine F. Duncan*  
LORRAINE F. DUNCAN

REC'D REG. CO.  
REGISTER  
16.03/79  
CANCELED  
31.11  
31.11  
364A140 12-74  
4015. TAX

**The Commonwealth of Massachusetts**

Norfolk

ss.

August 17, 1990

Then personally appeared the above named Howard E. Thayer and Lorraine F. Duncan

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

*William D. Sack*

William D. Sack Notary Public — Justice of the Peace

My commission expires May 16, 1991

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

**ATTEST: WORC., Anthony J. Vignotti, Register**