

Kevin G. Rudden and Patricia A. Benoit-Rudden

of Kinsley Lane, Mendon, Worcester County, Massachusetts,

in consideration of One Hundred Fifty-Five Thousand and 00/100--- (\$155,000.00) Dollars

grant to James D. Marino and Joan E. Marino, *husband & wife as tenants by the entirety*

of 31 Kinsley Lane
Mendon, Massachusetts

with quitclaim covenants

~~the land in~~ 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 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 lane;
- 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 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.

Being the same premises conveyed to us by Deed recorded in Worcester District Registry of deeds in Book 8152, Page 68.

Said parcel of land is conveyed together with the perpetual right and easement for access and egress purposes for vehicular and pedestrian foot travel over and across the property owned by the grantors and being the same property shown as "Parcel A" on a plan of land entitled "Plan to Show Land of George V. Holland, Jr. and Dennis M. Sullivan and Kevin G. Rudden and Patricia A. Benoit-Rudden Mendon, Mass." which plan is recorded with Worcester District Registry of Deeds in Plan Book 575, Plan 51 and to which reference may be made for a more particular description of said Parcel A.

Said Parcel A contains 419.27± square feet according to said plan.

Property Address: 31 Kinsley Lane, Mendon, Massachusetts

SEP 27 1 36 PM '91

The above described easement area shall be maintained by the grantees, their successors in title, at their sole cost and expense, and any driveway constructed within said area shall be constructed and maintained at the grantees sole cost and expense.

RECORDED
WORCESTER
1991
706.00
100.00
100.00
100.00
100.00

Executed as a sealed instrument this 26th day of September 19 91

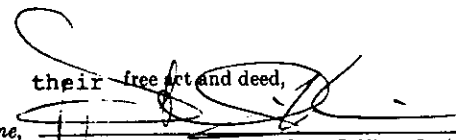
Kevin G. Rudden

Patricia A. Benoit-Rudden

The Commonwealth of Massachusetts

Worcester ss. September 26, 19 91

Then personally appeared the above named Kevin G. Rudden and Patricia A. Benoit-Rudden

and acknowledged the foregoing instrument to be their free act and deed,
Before me, 
Dennis M. Sullivan Notary Public
My commission expires May 9 19 97

ATTEST: WORC., Anthony J. Vignetti, Register