

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that I, Joseph D. Reed, Trustee of Lakeside Realty Trust under a declaration of Trust dated May 1, 1992 and recorded with the Worcester District Registry of Deeds at Book 14403, Page 132, Worcester County, Massachusetts

25-20

For consideration of \$145,000.00

grant to Shirley A. Minior, William J. Minior, and Robert J. Minior, as Joint Tenants, of 11 Church Street, Douglas, Worcester County, Massachusetts

with Quitclaim covenants

A certain tract or parcel of land with the buildings thereon, situated on the southerly shore of Lake Nipmuc in Mendon, Worcester County, Massachusetts and being more particularly bounded and described as follows, to wit:

FOR LEGAL DESCRIPTION PLEASE EXHIBIT "A" ANNEXED

For grantor's title see deed dated May 6, 1992, duly recorded with Worcester Deeds in Book 14403 Page 142.

WITNESS my hand and seal this 6th day of December, 1999.

Joseph D. Reed
Joseph D. Reed, Trustee
Lake Side Realty Trust

COMMONWEALTH OF MASSACHUSETTS

Worcester, SS:

December 6, 1999

Then personally appeared the above-named Joseph D. Reed, as Trustee of the Lake Side Realty Trust, and acknowledged the foregoing instrument to be his free act and deed, before me.

William P. Coyne
Notary Public
my commission expires:
Jan. 24, 2003

Seal

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FEE \$661.20
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ABSTRACT
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PROPERTY ADDRESS: 6 KINSLEY LANE, MENDON, MA

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EXHIBIT "A"
(legal description)

6 Kinsley Lane
Mendon, MA

BEGINNING at an iron pin on the south shore of said Lake at land now or formerly of one Remillard et aux;

THENCE by said Remillard land S. $11^{\circ} 50'$ W. 147 feet to a stake;

THENCE S. $18^{\circ} 53'$ W. by said Remillard land, 71.77 feet to a drill hole in a ledge;

THENCE S. $14^{\circ} 59'$ W. by said Remillard land, 207.57 feet to a drill hole in a ledge at the corner of a stone wall;

THENCE along the northerly side of said stone wall and said Remillard land S. $84^{\circ} 06'$ E. 241.10 feet to a drill hole in a stone wall;

THENCE along stone wall and said Remillard land N. $8^{\circ} 22'$ W. 225 feet to an angle in the wall;

THENCE partly with the wall and the land of said Remillard N. $58^{\circ} 36'$ E. to a stake in the middle of a brook;

THENCE along the middle of the brook and said Remillard land and land of Carl and Mark Wagner N. $25^{\circ} 43'$ W. 133.64 feet to a tack in the middle of a bridge on the right of way crossing brook;

THENCE along the middle of the brook and the land of Carl and Mark Wagner N. $11^{\circ} 01'$ W. 58.65 feet to a stake in the middle of a brook on the shore of Lake Nipmuc;

THENCE westerly along the shore of said Lake about 45 feet to a stake;

THENCE westerly along the shore of said Lake, 30 feet to a stake;

THENCE westerly along the shore of said Lake about 9 feet to the iron pipe at the point of beginning.

Including the right to forever use Kinsley Lane, so-called, for all purposes as a right of way.

Said premises are conveyed subject to rights of way of record so far as the same are now in force and applicable and also subject to the easements conveyed by two deeds to Worcester Suburban Electric Company, both recorded with Worcester District Deeds Book 2643, Page 187.

ATTEST: WORC. Anthony J. Vigliotti, Register