

45/207

84308

QUITCLAIM DEED

We, **JAMES D. MARINO and JOAN E. MARINO**, husband and wife, both of Mendon, Worcester County, Massachusetts

for consideration paid of less than One Hundred Dollars (\$100.00)

grant to **JOAN E. MARINO**

of 31 Kinsley Lane, Mendon, Massachusetts

with **quitclaim covenants**

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 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 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.

Post address: Kinsley Lane, Mendon MA

01 JUN 15 PM 1:49

MAR: John V. Fernandez, Esq.
12 MAIN Street
PO BOX 436
MILFORD MA 01757

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."

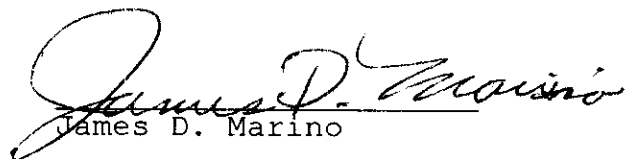
Said premises are conveyed subject to pole and wire rights and easements as conveyed to Worcester Suburban Electric Company by instrument dated July 6, 1934, recorded with Worcester District Deeds, Book 2643, Page 186, so far as now in force and applicable.

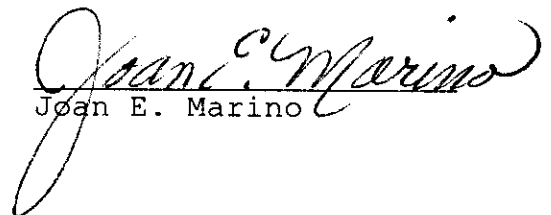
Said parcel of land is conveyed together with the perpetual right and easement for access and egress purposes for vehicular and pedestrian foot travel over and across the property owned by the grantors and being the same property shown as "Parcel A" on a plan of land entitled "Plan to Show Land of George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

For title, see Deed dated September 26, 1991 and recorded with said Worcester Deeds Book 13666, Page 70.

EXECUTED as a sealed instrument this 1st day of August, 2000.


James D. Marino

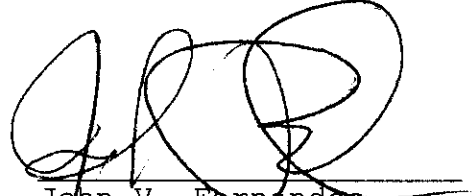

Joan E. Marino

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS

August 1, 2000

Then personally appeared the above-named James D. Marino and Joan E. Marino and acknowledged the foregoing instrument to be their free act and deed, before me



John V. Fernandes
Notary Public
My Commission Expires
January 26, 2001

D/mar

ATTEST: WORC. Anthony J. Vigliotti, Register