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BK 28639 PG 287

RETURN TO:

Graziano, Webber,
Healey & Small, L.L.P.
24 Allyn Street
Milford, MA 01757

WORCESTER
DEEDS PAGE 20
WORCESTER
01/06/03 2:03 PM
000000 #15
FEE \$852.72
CASH \$852.72
01
CANCELLED

We, D. ROBERT MURRAY And JANICE MURRAY, husband and wife, both of 32-34 Kinsley Lane, Mendon, Worcester County, Massachusetts

for consideration paid, and in full consideration of ONE HUNDRED EIGHTY-SEVEN THOUSAND (\$187,000.00) DOLLARS

Handwritten initials: HS

grant to CHRISTOPHER MACLEOD and NICOLE DUCHANEY, of 73 Island Road, Millis, Massachusetts **as joint tenants**

With Quitclaim Covenants

FIRST: The land in said Mendon, Worcester County, Massachusetts, together with the buildings thereon, being all the same premises described in deed from Ella G. Kinsley, Trustee under the will of Elizabeth W. Taft, to Thomas W. Keane, dated September 2, 1911, and recorded with Worcester District Deeds, Book 2633, Page 519, and more particularly described in said deed as follows, to wit:-

“a certain lot or parcel of land situated in said MENDON near Lake Nipmuck (so-called) and which is bounded and described as follows, to wit:

Beginning at the southeasterly corner of the premises at a stake and stones in the wall of the land of the said grantor;

thence N. 13 ½ “ W. (51. ½) fifty-one and one-half feet;

thence N. 33” W. (21) twenty-one feet, the last two lines bounding on the wall as it now stands;

thence S. 71” 30’ W. (62) sixty-two feet to a stake;

thence S. 17” 45’ E. (41.3) forty-one and three tenths feet to a stake;

thence S. 43” E. (17) seventeen feet to a stake;

thence N. 86” E. (57) fifty-seven feet to the place of beginning.

Said lot being bounded on all sides by other land now or formerly of this grantor, together with the right to the said grantee his heirs and assigns to pass and repass from the highway to said premises, over the same way as was granted to Dwight Russell by the said late Elizabeth W. Taft.

Property Address: 32-34 Kinsley Lane, Mendon, Massachusetts

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Reserving however from this conveyance a right of way over the above described premises for this grantor her heirs and assigns, together with any previous right's of way which may have been given or obtained over the granted premises"

Together with the right to the grantee, his heirs and assigns, to use and maintain the sewerage system and leaching area on premises adjoining the granted premises to the south, all as recited in deed of this grantor to Roger D. Good, dated October 16, 1981, recorded with said Deeds Book 7344, Page 13.

Being the same premises conveyed by deed of Gordon R. Good to D. Robert Murray et ux dated January 10, 1983, recorded with the Worcester District Registry of Deeds in Book 7774, Page 56.

SECOND: A certain parcel of land situated off the southeasterly side of Kinsley Lane, a private way, in said Mendon bounded and described as follows:

Beginning at a southwesterly corner of granted premises at an iron pin in the southeasterly side of said Kinsley Lane:

Thence: N 41° 42' 52" , along Kinsley Lane, 23.50 feet to an iron pin;
 Thence: S 28° 58' 58" E, 66.50 feet to a concrete bound;
 Thence: N 69° 05' E, 65.94 feet to a concrete bound;
 Thence: N 23° 02' 20" W, 49.93 feet to a concrete bound;
 Thence: S 75° 15' 15" E, 20.00 feet to an iron pin;
 Thence: N 51° 48' 34" E, 46.50 feet to an iron pin;
 Thence: S. 36° 46' 23" E, 35.03 feet to a drill hole;
 Thence: S. 19° 47' 23" E, 130.28 feet to a drill hole;
 Thence: S 46° 44' 55" E, 63.03 feet to a drill hole;
 Thence: S. 86° 09' 31" W, 210.00 feet to a point;
 Thence: N 13° 20' 29" W, 51.50 feet to a point;
 Thence: N 32° 50' 29" W, 21.00 feet to a point;
 Thence: N 71° 39' 31" E, 20.00 feet to a stake;
 Thence: N 27° 50' 29" W, 92.00 feet to the point of beginning;

Said last four courses bounding on land now or formerly of Kinsley.

Containing 27, 337 square feet, more or less.

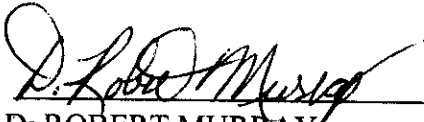
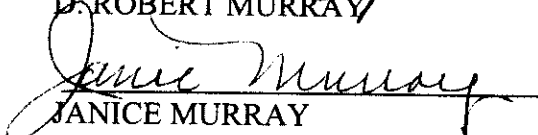
Said premises are shown as parcel "B" on plan entitled "Land of Gordon R. Good, Mendon, Massachusetts, July 2, 1982". John R. Andrews III, Surveyor, filed with said deeds in Plan Book 497, Plan 114.

Said granted premises are conveyed together with the right to use for purposes of access, a right of way leading Easterly from Kinsley Lane along the southerly line of the

granted premises to premises now or formerly of Remillard, said right of way being over land of Roger D. Good.

Being the same premises conveyed by deed of D. Robert Murray to D. Robert Murray et ux of even date, recorded herewith as instrument # _____.

Witness our hands and seals this 31 day of December 2002.

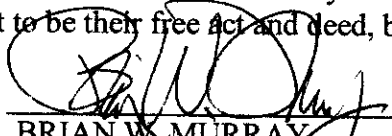

D. ROBERT MURRAY

JANICE MURRAY

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

December 31, 2002

Then personally appeared the above named D. Robert Murray and Janice Murray and acknowledged the foregoing instrument to be their free act and deed, before me


BRIAN W. MURRAY
Notary Public
My commission expires 11/12/2005

gr

ATTEST: WORC. Anthony J. Vigliotti, Register