



2005 00101305

Bk: 36642 Pg: 29 Doc: DEED
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QUITCLAIM DEED

We, Shirley A. Minior, William J. Minior, and Robert J. Minior, all of Mendon, Worcester County, Massachusetts,

125/3

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

3

grant to Robert J. Minior of 6 Kinsley Lane, Mendon, Worcester County, Massachusetts 01756

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:

FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO

Meaning to convey and hereby conveying the premises set forth in Deed from Joseph D. Reed, Trustee, to us dated December 6, 1999, recorded in Worcester Registry of Deeds Book 22130, Page 92.

Witness our hands and seals, this 22nd day of June, 2005.

Shirley A. Minior

William J. Minior

Robert J. Minior

Property Address: 6 Kinsley Lane, Mendon

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° 50' W. 147 feet to a stake;

THENCE S. 18° 53' W. by said Remillard land, 71.77 feet to a drill hole in a ledge;

THENCE S. 14° 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° 06' E. 241.10 feet to a drill hole in a stone wall;

THENCE along stone wall and said Remillard land, N. 8° 22' W. 225 feet to an angle in the wall;

THENCE partly with the wall and the land of said Remillard, N. 58° 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° 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° 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.

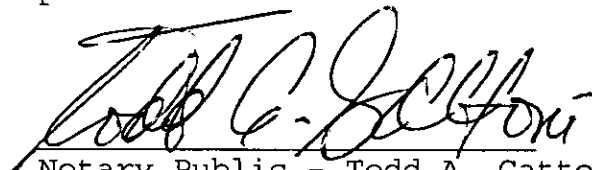
GATTONI & GATTONI

ATTORNEYS AT LAW
232 Main Street
Milford, MA 01757

TEL: (508) 473-2200
FAX: (508) 478-5122

Commonwealth of Massachusetts
Worcester, ss

On this 22nd day of June, 2004, before me, the undersigned notary public, personally appeared Shirley A. Minior, William J. Minior, and Robert J. Minior, proved to me through satisfactory evidence of identification, being a Massachusetts Driver's License, to be the persons whose names are signed on the preceding document, and acknowledged to me that they signed it voluntarily for its stated purpose.



Notary Public - Todd A. Gattoni
Commission Expires: 04/12/07



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ATTEST: WORC. Anthony J. Vigliotti, Register