



2005 00157221

Bk: 37345 Pg: 69 Doc: DEED  
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QUITCLAIM DEED

I, Robert J. Minior, of Mendon, Worcester County, Massachusetts,

for consideration paid of Three Hundred Five Thousand (\$305,000.00) Dollars

grant to Ann R. Naughton of 8 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 Shirley A. Minior et al to me dated June 22, 2005, recorded in Worcester Registry of Deeds Book 36642, Page 29.

Witness my hand and seal, this 29th day of August, 2005.

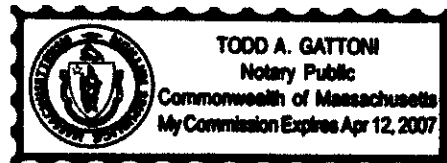
MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 09/19/2005 02:20 PM  
Ctrl# 042323 24834 Doc# 00157221  
Fee: \$1,390.80 Cons: \$305,000.00

Robert J. Minior

Commonwealth of Massachusetts  
Worcester, ss

On this 29<sup>th</sup> day of August, 2005, before me, the undersigned notary public, personally appeared Robert J. Minior, proved to me through satisfactory evidence of identification, being a Massachusetts Driver's License, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose

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



M

Property Address: 6 Kinsley Lane, Mendon  
*Grantee*

GATTONI & GATTONI  
ATTORNEYS AT LAW  
232 Main Street  
Milford, MA 01757  
TEL: (508) 473-2200  
FAX: (508) 478-5122

Mail: James M. Doherty Esq  
278 Mystic Ave.,  
Medford, MA 02155

**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

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 Milford, MA 01757

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 FAX: (508) 478-5122

*RM*

**ATTEST: WORC. Anthony J. Vigliotti, Register**