



Bk: 41146 Pg: 283 Doc: DEED
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DEED

We, CHRISTOPHER MACLEOD and NICOLE MACLEOD, formerly known as Nicole Duchaney, of Mendon, Massachusetts, for consideration paid, and in full consideration of less than One Hundred Dollars (less than \$100.00), grant to CHRISTOPHER MACLEOD and NICOLE MACLEOD, husband and wife, as tenants by the entirety, of 32 Kinsley Land, Mendon, MA, with quitclaim covenants the land at 32-34 Kinsley Lane in said Mendon bounded and described as follows:

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. 1/2) 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.

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.

Mail to: Christopher and Nicole Macleod
34 Kinsley Lane
Mendon, MA 01756

32-34 Kinsley Ln, Mendon, MA 01756

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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.

Both First and Second Parcels being the same premises conveyed to Christopher Macleod and Nicole Duchaney by deed dated December 31, 2002 and recorded in the Worcester District Registry of Deeds in Book 28639, Page 287.

Witness our hand and seal this 9th day of MAY, 2007.

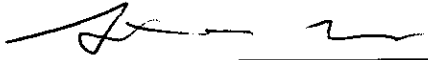

 CHRISTOPHER MACLEOD


 NICOLE MACLEOD

Commonwealth of Massachusetts

Worcester, ss

On this 9TH day of May, 2007, before me, the undersigned notary public, personally appeared CHRISTOPHER MACLEOD and NICOLE MACLEOD, proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose



Stephen W. Debs, Notary Public
My Commission Expires: 2/27/09

Stephen W. Debs, Notary Public
Commonwealth of Massachusetts
My Commission Expires 2/27/2009

ATTEST: WORC. Anthony J. Viglotti, Register