



2011 00118017

Bk: 48147 Pg: 125

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MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 11/21/2011 11:29 AM  
Ctrl# 106998 29461 Doc# 00118017  
Fee: \$684.00 Cons: \$150,000.00

QUITCLAIM DEED

We, **David H. Grimshaw** and **Ruth C. Grimshaw**, being a married couple, of Inverness, Florida

For consideration paid and in full consideration of One Hundred Fifty Thousand (\$150,000.00) Dollars

Grant to **Robert F. Calnan**, Trustee of the **27 Lakefront Realty Trust**,<sup>\*</sup> with a mailing address of 11 Debra Road, Millville, Massachusetts 01529

Property Address: 27 & 38 Kinsley Lane, Mendon

*\* u/c/d + dated  
November 21, 2011  
Set Trustee certificate  
Record new deed #1  
Book 48147 pg 123*

WITH *QUITCLAIM* COVENANTS

The land in Mendon, Massachusetts, together with any buildings thereon, bounded and described as follows:

FIRST: A certain tract or parcel of land situated near the central part of Mendon, on the shore of Nipmuck Pond (so-called) and bounded and described as follows:

BEGINNING at a stake and stones on the shore of said Nipmuck Pond at land of Gibson and Tilden, now or formerly;

THENCE S. 75 1/2° E. 127 feet to a stake and stones;

THENCE S. 17 1/4° W. 50 1/2 feet to a maple tree;

THENCE S. 25 1/4° W. 33 1/2 feet to a chestnut tree;

THENCE S. 32 1/4° W. 45 1/2 feet to a stake and stones;

THENCE N. 57 3/4° W. 115 feet to a stake and stones on the shore of Nipmuck Pond; and

THENCE on said Pond to the place of beginning.

With the right to pass and repass with teams or otherwise, over the land now or formerly of Norry Miatt from the highway to Point Pleasant over the same way as granted to Dwight Russell by deed of Elizabeth W. Taft, and thence over other land of Norry Miatt, now or formerly, to the

Property Address: 27 & 38 Kinsley Lane, Mendon, MA

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granted premises, as designated on plan of Henry W. Gaskill to be recorded with Worcester District Deeds.

This conveyance is made upon the condition that grantee shall keep gate at highway closed, and erect and forever maintain a suitable fence wherever the granted premises abutts other land of Norry Miett, now or formerly.

SECOND: A certain piece of land situated in the Town of Mendon, Massachusetts on the southeasterly shore of Lake Nipmuc and east of a Private Way known as Kinsley Lane, containing about 7299 square feet; bounded and described as follows:

BEGINNING at a drill hole in a rock at the southwest corner of the granted premises, on the easterly side of Kinsley Lane and land now or formerly of Norry Miett, thence S. 87° 33' E. along other land now or formerly of Norry Miett, 121.13 feet to a stake;

THENCE N. 6° 25' W. along other land now or formerly of Norry Miett 75.70 feet to a drill hole in a rock at other land of Norry Miett, now or formerly;

THENCE S. 87° 27' W. along other land now or formerly of Norry Miett 85.15 feet to a stake on the easterly side of Kinsley Lane;

THENCE S. 22° 26' W. along Kingsley Lane 71.75 feet to the point of beginning.

Being the same premises conveyed to Grantor's by Deed of Hazel M. Grimshaw dated December 20, 1972, recorded with Worcester South District Registry of Deeds in Book 5295, Page 241.

WITNESS our hands and seals this 26<sup>th</sup> day of October 2011.

David H. Grimshaw  
David H. Grimshaw

Ruth C. Grimshaw  
Ruth C. Grimshaw

STATE OF FLORIDA

Citrus, ss.  
2011

October 26 ,

On this 26<sup>th</sup> day of October 2011, before me, the undersigned notary public, personally appeared **David H. Grimshaw and Ruth C. Grimshaw**, proved to me through satisfactory evidence of identification, which was a Picture Identification, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Angela Fox  
Notary Public:  
My Commission Expires:

