



2014 00063742

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MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 07/16/2014 03:41 PM  
Ctrl# 132970 13091 Doc# 00063742  
Fee: \$1,308.72 Cons: \$287,000.00

**MASSACHUSETTS QUITCLAIM DEED**

I, M. Tracy Maceachern, an unmarried woman, of 29 Kingsley Lane, Mendon, Masachusetts for consideration paid, and in full consideration of Two Hundred Eighty Seven Thousand Dollars and 00/100 (U.S. \$287,000.00) grant to Robert Capobianco a single man of 5 Fiske Avenue, Upton, Massachusetts with quitclaim covenants the following property in Bristol County, Massachusetts.

**Parcel 1: 29 Kingsley Lane, Mendon**

The land in Mendon, in said County of Worcester, with the buildings thereon situated on the easterly shore of Lake Nipmuc and on the westerly side of Kingsley Lane, referred to herein as the right-of-way, bounded and described as follows:

BEGINNING at the northwesterly corner of the granted premises at the southwesterly corner of land now or formerly of one Miett and at the shore of said Lake;

Thence S 57 degrees 45' E by said Miett land, 115 feet to a stake and stones on the westerly side of a right-of-way;

Thence S 19 degrees 15' W 73.5 feet to a point;

Thence S 55 degrees 30' W 26 feet to land now or formerly of one Whiting; the last two lines bounded by the westerly side of one said right-of-way;

Thence northwesterly by the last-mentioned land to the easterly shore of said Lake;

Thence northeasterly by the shore of said Lake about 62 feet, more or less, to the point of beginning.

Subject to a right-of-way from sadi Kingsley Lane four (4) feet wide running from said Lane to said Lake along the so-called Miett property, which is not the property of Harold and Hazel Grimshaw.

**Property Address:**

**29 & 40 Kingsley Lane, Mendon, MA 01756**

**Parcel 2: 40 Kinsley Lane, Mendon**

A certain tract or parcel of land with the buildings thereon situated on the southeasterly side of Kinsley Lane, a private way in Mendon, Worcester County, Massachusetts, and being more particularly bounded and described as follows:, to wit:

BEGINNING at the northwesterly corner of the premises herein described, at a drill hole in a rock on the southeasterly side of said Lane and at a corner of land of N. Miett;

Thence S 87 degrees 33' E with said Miett land 120.65 feet to a drill hole in a granite stake;

Thence S 87 degrees 33' E with land now or formerly of one Edward N. Kinsley et ux. 38.40 feet to a drill hole in a rock;

Thence S 12 degrees 43' E with said last named land 118.30 feet to a stake;

Thence N 71 degrees 58' W with said last named land 222.60 feet to a stake on the southeasterly side of said Lane; and

Thence N 27 degrees 12' E with said lanes 60 feet to the point of beginning.

Together with a right of way over said Kinsley Lane.

Said premises are shown on a plan of land entitled "Plan of Land Deeded to Roland & Janette Kinsley by Edward & Edith Kinsley, Mendon, Mass., July 19, 1955", which plan is recorded with the Worcester District Registry of Deeds, Plan Book 210, Plan 12.

Said premises are conveyed subject to an easement of the Worcester Suburban Electric Company recorded with said Deeds, Book 2643, Page 186.

As appurtenant to the above described premises there is also hereby the perpetual right and easement to pass and repass at all times, in common with Edward N. Kinsley et ux., their heirs and assigns, over the following described parcel of land:

A certain parcel of land situated on the easterly shore of Lake Nipmuc, in the Town of Mendon, in the County of Worcester, Commonwealth of Massachusetts, bounded and described as follows, viz:

Beginning at the northwesterly corner of the premises herein described, at the southwesterly corner of land now or formerly of one Miett, and at the shore of said Lake; thence S 57 degrees 45' E by said Miett land 115 feet to a stake and stones on the westerly side above a right of way known as Kinsley Lane; thence S 19 degrees 15' W bounded by the westerly side of said right of way 4 feet to a point; thence N 57 degrees 45' W bounded southerly by land now or formerly of Edward N. Kinsley et ux., 115 feet more or less to the easterly shore of said Lake; and thence northeasterly by the shore of said Lake 4 feet to the point of beginning.


**Property Address:**

**29 & 40 Kinsley Lane, Mendon, MA 01756**

Being the same premises conveyed to this Grantor by deeds recorded with the Worcester District Registry of Deeds on December 29, 1995 in Book 17577, Page 101 and on September 10, 1996 in Book 18234, Page 213.

I, M. Tracy Maceachern, declare under the pains and penalties of perjury that no person is entitled to claim the benefit of an existing estate of homestead in the premises; and I am presently unmarried and hereby release and terminate any and all estates of homestead in and to the property conveyed herein, whether created automatically pursuant to Massachusetts law or declaration.

Witness my hand and seal this 16 day of July, 2014.

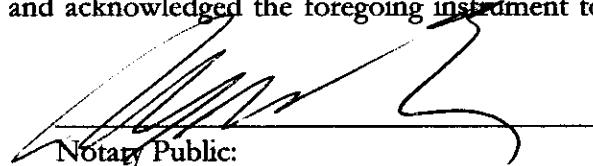
  
M. Tracy Maceachern

**COMMONWEALTH OF MASSACHUSETTS**

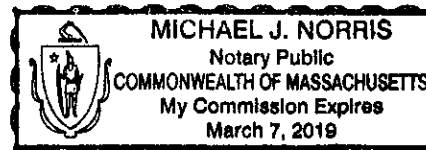
Worcester, SS

July 16, 2014

Then personally appeared the above-named M. Tracy Maceachern proved to me through satisfactory evidence of identification, which were Driver's license to be the person whose name is signed on the preceding or attached document, and acknowledged the foregoing instrument to be her free act and deed before me.

  
Notary Public:

My Commission expires:



**Property Address:**  
**29 & 40 Kinsley Lane, Mendon, MA 01756**

ATTEST: WORC. Anthony J. Vigliotti, Register