



Bk: 52996 Pg: 224  
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MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 11/03/2014 01:14 PM  
Ctrl# 136590 18441 Doc# 00103716  
Fee: \$775.20 Cons: \$170,000.00

**QUITCLAIM DEED**

I, JOHN A. LINDFELT, Trustee of the John A. Lindfelt Family Nominee Trust, u/d/t dated June 13, 1997, and recorded with Worcester Registry of Deeds in Book 18908 Page 144, of Mendon, Massachusetts,

for consideration paid and in full consideration of ONE HUNDRED SEVENTY THOUSAND AND NO/100 (\$170,000.00) DOLLARS

grant to WALLACE E. MATTHEWS and ILEEN G. MATTHEWS, husband and wife, as tenants by the entirety, of 41 Kinsley Lane, Mendon, Massachusetts,

*with quitclaim covenants*

The following parcels of land located in Mendon, Worcester County, Massachusetts:

Parcel One

A certain parcel of land in Mendon, in the County of Worcester and Commonwealth of Massachusetts, situated on the southerly side of Mendon Pond, otherwise known as Lake Nipmuc, bounded and described as follows, to wit: beginning at a stake and stones on the shore line of said Pond at other land of prior grantor; thence with a wall S. 80° 36' E. 117.91 feet to a drill hole in a rock; thence S. 62° 41' E. 34.62 feet to a drill hole in a rock at the side of a road way at land now or formerly of one Freeman, the last two lines bounding on other land of the prior grantor; thence S. 34° W. 46.30 feet to a spike in an oak stump; thence S. 65° W. 57.68 feet to a spike in the road way at land conveyed to Paul F.C. Mias and Hazel F. Mias, the last two lines bounding on the side of said road way at said Freeman land; thence N. 49° 34' W. by last mentioned land 134.15 feet to a drill hole in a rock at the shore line of said Pond; thence in an easterly direction by the shore line of said Pond to the point of beginning; being a part of the premises conveyed by Luther E. Taft to Clinton R. Scott, by deed dated December 3, 1900, recorded with Worcester District Registry of Deeds in Book 1668 Page 446, together with all easements in common with others and subject to the conditions and restrictions contained in or referred to in said deed, so far as the same affect and apply to the premises herein conveyed.

Parcel Two

A certain triangular strip of land in Mendon in the County of Worcester in said Commonwealth, situated on the southerly side of Mendon Pond, otherwise known as Lake Nipmuc, bounded and described as follows: beginning at a stake and stones on the southerly shore line of said Lake at other land of prior grantors; thence southeasterly along land of the said grantors 35 feet more or

Property Address: 37 Kinsley Lane, Mendon, MA 01756

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less to a stone wall said wall being a part of the boundary line between other land of the said prior grantors and the former grantors; thence westerly along other land of the former grantors; thence westerly along other land of the former grantors 38 feet more or less to said shore line of said Lake; thence northeasterly along said shore line 12 feet 7 inches, more or less to the place of the beginning.

Said triangular strip being a southwesterly corner of the premises conveyed to Samuel B. Young and Dora E. Young by deed dated August 7, 1944, recorded with Worcester District Registry of Deeds in Book 2927 Page 577.

For title see Deed from Andrew C. Lagorio and Alida B. Lagorio to John A. Lindfelt, Trustee, dated June 13, 1997, recorded with Worcester Registry of Deeds in Book 18908 Page 150.

The undersigned hereby releases all rights of homestead in the subject premises, if any, and certifies that there are no other persons entitled to rights of homestead under Massachusetts General Laws Chapter 188.

WITNESS my hand and seal this 3<sup>rd</sup> day of NOVEMBER, 2014.

JOHN A. LINDFELT FAMILY NOMINEE TRUST

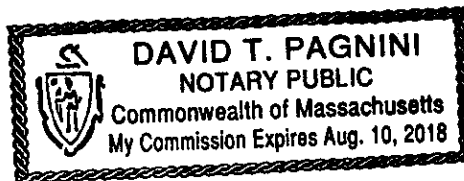
BY: John A. Lindfelt  
JOHN A. LINDFELT, TRUSTEE

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 3<sup>rd</sup> day NOVEMBER, 2014, before me, the undersigned notary public, personally appeared John A. Lindfelt, Trustee aforesaid, proved to me through satisfactory evidence of identification, which is PERSONAL KNOWLEDGE, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose and who swore or affirmed to me that the contents of the document stated under oath are truthful and accurate to the best of his knowledge and belief.

David T. Pagnini  
Notary Public: David T. Pagnini  
My Comm. Expires August 10, 2018



ATTEST: WORC. Anthony J. Vigliotti, Register