

The Wozniak Law Group, P.C.  
159 Hartford Avenue East  
Mendon, MA 01756



Bk: 62494 Pg: 296  
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### QUITCLAIM DEED

I, **WALLACE E. MATTHEWS**, an unmarried individual residing at 37 Kinsley Lane, Mendon, Worcester County, Massachusetts 01756,

In consideration paid and in full consideration of less than ONE HUNDRED DOLLARS (\$100.00),

grant to **WALLACE E. MATTHEWS** residing at 37 Kinsley Lane and **TAMMY J. GIBSON**, residing at 41 Kinsley Lane, Mendon, Worcester County, Massachusetts 01756 and Sarah A. Matthews residing at 4902 N.W. Miller Road, Altha, Florida, all as joint tenants with right of survivorship and not as tenants in common,

*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 the roadway at land now or formerly of one Freeman, 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 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 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

37 Kinsley Lane, Mendon, Massachusetts 01756

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 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 292, Page 577.

For title see Deed from John A. Lindfelt, trustee of the John A. Lindfelt Family Nominee Trust, u/d/t dated June 13, 1997 granted to Wallace E. Matthews and Ileen G. Matthews dated November 3, 2014, recorded with Worcester Registry of Deeds in Book 52996, Page 224.

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.

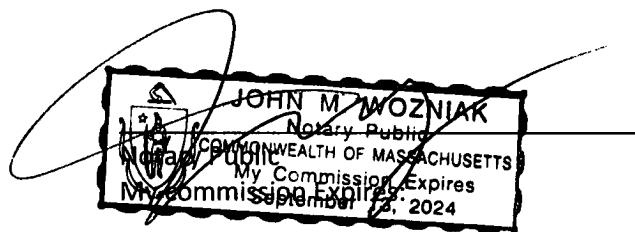
Witness our hand and seal this 27 day of May, 2020

Wallace E. Matthews  
Wallace E. Matthews

**THE COMMONWEALTH OF MASSACHUSETTS**

Worcester, ss:

Then personally appeared the above-named Wallace E. Matthews on this day 27<sup>th</sup> May, 2020 acknowledged the foregoing instrument to be his free act and deed before me.



ATTEST: WORC. Kathryn A. Toomey, Register