

Worcester South District Registry of Deeds Electronically Recorded Document

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Recording Information

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MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 07/08/2022 02:25 PM
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Fee: \$.00 Cons: \$1.00

Worcester South District Registry of Deeds
Kathryn A. Toomey, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

QUITCLAIM DEED

We, Christopher MacLeod and Nicole MacLeod, a married couple, of Mendon, Massachusetts

For Consideration Paid of **One Dollar (\$1.00)**

Grant to Christopher MacLeod, Individually

Of 32-34 Kinsley Lane, Mendon, MA

with Quitclaim Covenants

FIRST: The land in said Mendon, Worcester County, Massachusetts, together with the buildings thereon, being all of 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 1/2" 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 said grantee his heirs and assigns to pass and repass from the highway to said premises, over the same 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 rights of way which may have been given or obtained over the granted premises."

Property Address: 32-34 Kinsley Lane, Mendon, MA 01756

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.

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 the granted premises at an iron pin in the southeasterly side of 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 purpose 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 parcels being the same premises conveyed by deed recorded with the Worcester District Registry of Deeds in Book 41146, Page 283.

I, Nicole MacLeod, release all of my rights of homestead and hereby state that no other persons are entitled to any benefits of an existing estate of homestead.

WITNESS my hand and seal this 17th day of June 2022



Christopher MacLeod

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

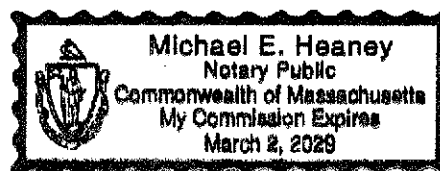
June 17th, 2022

On this 17th day of June, 2022, before me, the undersigned notary public, personally appeared Christopher MacLeod, proved to me through satisfactory evidence of identification, which was a Massachusetts Driver's License to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily, as his free act and deed, for its stated purpose.

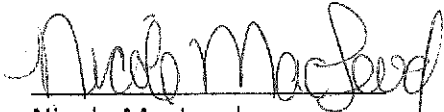


Notary Public

My Commission Expires:



WITNESS my hand and seal this 17th day of June 2022

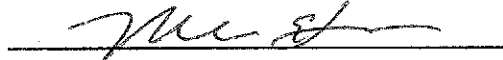

Nicole MacLeod

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

June 17, 2022

On this 17th day of June, 2022, before me, the undersigned notary public, personally appeared Nicole MacLeod, proved to me through satisfactory evidence of identification, which was a Massachusetts Driver's License to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily, as her free act and deed, for its stated purpose.



Notary Public

My Commission Expires:

