

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: 04/06/2023 10:19 AM
 Ctrl# Doc# 00026337
 Fee: \$.00 Cons: \$100.00

Worcester South District Registry of Deeds
 Kathryn A. Toomey, Register
 90 Front St
 Worcester, MA 01608
 (508) 368-7000

Return to:
Connor & Hilliard, P.C.
1350 Main Street
Walpole, MA 02081

The space above this line is reserved for recording information

QUITCLAIM DEED

I, Christopher MacLeod, Individually, an unmarried man, of Mendon, County of Worcester, Massachusetts, for consideration paid and in full consideration of less than One Hundred (\$100.00) Dollars, grant to, Christopher MacLeod, as Trustee of Kinsley Lane Realty Trust, u/d/t dated April 5, 2023, the terms of which are set forth in that Trustee's Certificate Pursuant to M.G.L. c. 184, § 35, filed with Worcester County Registry of Deeds immediately prior hereto, having an address of 32-34 Kinsley Lane, Mendon, Massachusetts 01756, 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/Grantee 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 to Roger D. Good, dated October 16, 1981, recorded with said Deeds in 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.

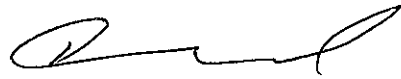
Said granted premises are conveyed together with the right to use for purpose of access, a right of way leading Easterly from Kinsley Lane along the southerly line of the granted premises to premises now or formerly of Remillard, said right of way being over land of Roger D. Good.

Being the same premises conveyed to the grantor by deed of Christopher MacLeod and Nicole MacLeod, as a married couple, dated June 17, 2022, and recorded on July 8, 2022 with Worcester County Registry of Deeds in Book 67880, Page 364.

The consideration for this transfer being less than \$100.00, documentary tax stamps are not required.

NO TITLE SEARCH WAS CONDUCTED IN CONNECTION WITH THE PREPARATION OF THIS DEED.

WITNESS my hand and seal this 5th day of April, 2023.

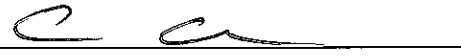


Christopher MacLeod

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 5th day of April, 2023, before me, the undersigned notary public, personally appeared Christopher MacLeod, and proved to me through satisfactory evidence of identification, which was his MA 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 in the aforesaid capacity for its stated purpose.



Alan B. Almeida, Notary Public
My Commission Exp: May 31, 2024

