

QUITCLAIM DEED

WE, ROBERT D. BOHNE AND NANCY K. BOHNE,

both of 23 June Street, Pepperell, Middlesex County, Massachusetts

in consideration of ONE HUNDRED FORTY-FOUR THOUSAND FOUR HUNDRED AND NO/100 (\$144,400.00) DOLLARS PAID

grant to Russell S. Santoro and Bruce W. Allen, Trustees of Lakeside Realty Trust, under Declaration of Trust dated December 5, 1986, recorded prior hereto as Instrument No. 141487

of 4 Mill Street, Bellingham, Norfolk County, Massachusetts

with QUITCLAIM COVENANTS

The land in Mendon, Worcester County, Massachusetts, together with the buildings and improvements thereon, situated on the southeasterly side of Lake Nipmuc (also known as Mendon Pond), and bounded and described as follows:

Beginning at a drill hole on the southerly end of a ledge by the side of said Pond;

THENCE: southerly and easterly by said Pond, 23.14' to a drill hole on rock;

THENCE: South 66° 45' West by land now or formerly of one Johnson, 88.10 feet to an iron pipe;

THENCE: North 83° 00' West by said Johnson land, 65 feet to a point at land now or formerly of Robert E. Simpson;

THENCE: North 27° 45' West along said Simpson land, 52' +/- to an iron pipe;

THENCE: continuing along same course, 37 feet to said Pond;

THENCE: by various lines and bounded westerly, northerly and easterly by said Pond to the point of beginning.

MA.
Mendon
Kinsley lane
Address: 55

Said premises are conveyed together with an Easement from Robert E. Simpson and Linda A. Simpson, dated December 5, 1986, to be herewith recorded as Instrument No. 14146

Said premises are conveyed subject to conditions recited in Deed recorded with Worcester District Registry of Deeds in Book 1147, Page 241.

Said premises are conveyed subject to flowage rights in Mendon Pond. See plan filed with Worcester District Registry of Deeds in Plan Book 326, Plan 84.

For title of Grantor, see Deed of Glenn A. Larson and Elaine M. Larson, dated January 24, 1981, recorded with said Deeds in Book 7830, Page 382.

EXECUTED AS A SEALED INSTRUMENT THIS 5TH DAY OF DECEMBER, 1986

Robert D. Bohne
ROBERT D. BOHNE

Nancy K. Bohne
NANCY K. BOHNE

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS.

December 5, 1986

Then personally appeared the above-named Robert D. Bohne and Nancy K. Bohne and acknowledged the foregoing instrument to be their free act and deed, before me.

William D. Sack
WILLIAM D. SACK, NOTARY PUBLIC
MY COMMISSION EXPIRES: 5/16/91

DEC 8 1986
320.10

Recorded DEC 8 1986 at 12.0 p.m. J.M.