

Bruce W. Allen  
of Mendon, Worcester

104276

County, Massachusetts,

~~being authorized~~, for consideration paid, and in full consideration of Two Hundred Sixteen Thousand and 00/100 (\$216,000.00) Dollars

grant to Theodore W. King and Julie W. King, husband and wife as tenants by the entirety\*  
of 55 Kinsley Lane, Mendon, MA with quitclaim covenants

~~the land in~~

[Description and encumbrances, if any]

See Exhibit A attached hereto.

55 KINSLEY LANE, MENDON, MA

99 JUN 30 PM 2:36

WORCESTER  
DEEDS REG 20  
WORCESTER  
**CANCELLED**  
06/30/99 1:22PM 01  
000000 #6167  
FEE \$984.96  
CASH \$984.96

Witness my hand and seal this 28th day of June, 19 99

Bruce W. Allen

The Commonwealth of Massachusetts

Norfolk ss.

June 28, 19 99

Then personally appeared the above named  
and acknowledged the foregoing instrument to be

Bruce W. Allen  
his free act and deed before me

Gittelsohn, Traini & Cohen  
463 Worcester Rd  
Framingham MA 01701

  
Robin L. Pagano Notary Public - Justice of the Peace  
My commission expires 8-16-02

(\*Individual — Joint Tenants — Tenants in Common.)

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 of 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

## EXHIBIT A

A certain parcel of land in Mendon, County of Worcester, Massachusetts, situated on the southeasterly side of 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 feet to a drill hole on rock;

THENCE South  $66^{\circ} 45'$  West by land now or formerly of one Johnson, 88.10 feet to an iron pipe;

THENCE North  $83^{\circ} 00'$  West by said Johnson land, 65 feet to a point at land now or formerly of Robert E. Simpson;

THENCE  $27^{\circ} 45'$  West along said Simpson land, 52 feet +/- 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.

See Worcester District Registry of Deeds Plan Book 326, Plan 84.

Said land is conveyed with the benefit of an Easement Deed from Robert E. Simpson, et ux, dated December 5, 1986, recorded with said Deeds in Book 10029, Page 148.

Said land is conveyed subject to and with the benefit of an Easement Deed and Maintenance Agreement dated December 5, 1986, recorded with said Deeds in Book 10029, Page ~~136~~ 157.

Grantor reserves an easement over 'Easement "A"' and 'Easement "B"' as shown on a plan recorded with the Worcester District Registry of Deeds in Plan Book 740, Plan 119, as appurtenant to land owned by Grantor described in a Deed recorded with said Deeds in Book 18911, Page 236. Grantor shall have the right to place non-permanent structures in said easements to remove and replace trees, to cause plantings to be made, to park automobiles and other vehicles on said easements and to otherwise use said easements in a manner that will not interfere with Buyer's quiet and peaceful enjoyment of his house. Grantee shall have the right to move the shed, as shown on said plan into easement "A" or enlarge the shed into easement "A" and shall have a right of access over said easements to effect such move or enlargement and to maintain, repair and replace the shed.

Being the same premises conveyed to Grantor by Deed of Russell S. Santoro and Bruce W. Allen, Trustees of Lakeside Realty Trust, dated February 14, 1989 and recorded with said Deeds at Book 11932, Page 178.

ATTEST: WORC. Anthony J. Vigliotti, Register