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P.O. Box 396

Milford, MA 01757



2011 00071940

Bk: 47635 Pg: 57

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QUITCLAIM DEED

We, **KENNETH E. FORBES and JOAN A. FORBES**, husband and wife, both

of Mendon, Worcester County, the Commonwealth of Massachusetts

in consideration of less than One Hundred Dollars (\$100.00)

GRANT to **KENNETH E. FORBES and JOAN A. FORBES, Trustees of Joken Family Trust, under a Declaration of Trust dated July 15, 2011, recorded herewith in the Worcester South District Registry of Deeds in Book 47635, Page 46**,

of 66 Kinsley Lane, Mendon, Worcester County, the Commonwealth of Massachusetts

with *quitclaim covenants*

A certain tract or parcel of land with the buildings thereon located on the shore of Lake Nipmuck in the Town of Mendon, Massachusetts, and being shown as Lot 66 on Plan of land entitled "Boundary Line Agreement Plan of Land in Mendon, MA prepared for Cynthia C. Miller" drawn by Shea Engineering & Surveying, Inc. , Mendon, Massachusetts dated June 9, 2003, said plan being filed with the Worcester District Registry of Deeds in Plan Book 803, Plan 15 to which referenced may be had for a more particular description of Lot 66.

Said Lot 66 containing 41,727 Square Feet +/- according to said plan.

Lot 66 is granted subject to the rights reserved to pass and repass on the canal as shown on plan filed with said Deeds in Plan Book 305, Plan 8 as a right of way from Lake Nipmuck to other land of now or formerly of Clayton Parkinson as shown on said plan . Said canal being kept open and free of debris of all kinds at all times and shall be maintained at its present height and depth and all as described in deed from Clayton E. Parkinson to Norman E. Halsing et ux dated November 17, 1966 and recorded said Deeds in Book 4719, Page 278.

Said Lot 66 is conveyed together with the right to pass and repass over the present right of way from said premises to Millville Street, said right of way being over Clayton Parkinson's other

Property Address: 66 Kinsley Lane, Mendon, MA 01756

land and said right of way from other land of Clayton Parkinson to Millville Street and all as described in deed from Clayton E. Parkinson to Norman E. Halsing et ux dated November 17, 1966 and recorded said Deeds in Book 4719, Page 278.

Together with the rights and easements of record, including without limitation, the right to use the way known as "Kinsley Lane" shown on Plan 22890D, leading to the County Road, in common with others legally entitled thereto.

Subject to a decision of the Zoning Board of Appeals of the Town of Mendon dated September 22, 2003 and recorded said Deeds in Book 32337, Page 298

For title see deed of Robert J. Noonan et ux to Kenneth E. Forbes et ux dated February 10, 1976 and recorded said Deeds in Book 5891, Page 241 and deed of Cynthia C. Miller to Kenneth E. Forbes et ux dated November 18, 2003 and recorded said Deeds in Book 32338, Page 326.

Executed as a sealed instrument this 15th day of July, 2011.

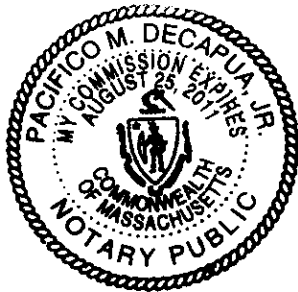
Kenneth E. Forbes
Kenneth E. Forbes

Joan A. Forbes
Joan A. Forbes

The Commonwealth of Massachusetts

Worcester, ss.

On this 15th day of July, 2011, before me, the undersigned notary public, personally appeared Kenneth E. Forbes and Joan A. Forbes, proved to me through satisfactory evidence of identification, which were Driver's License; State ID; Passport; Other Government Issued ID; Other, to be the person whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.



Pacifico M. DeCapua, Jr.
Notary Public
Pacifico M. DeCapua, Jr.
My Commission Expires: August 25, 2011

ATTEST: WORC. Anthony J. Vigliotti, Register