

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: 12/09/2016 01:50 PM
Ctrl# Doc# 00142064
Fee: \$.00 Cons: \$1.00

Worcester South District Registry of Deeds
Anthony J. Vigliotti, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

QUITCLAIM DEED

We , **Kenneth E. Forbes and Joan A. Forbes, Trustees of the Joken Family Trust u/d/t dated July 15, 2011, recorded as Book 47635, Page 46** of 66 Kinsley Lane, Mendon, MA 01756, for consideration paid, and in full consideration of One and xx/100 Dollars (\$1.00)

grant to, **Kenneth E. Forbes and Joan A. Forbes, husband and wife, tenants by the entirety of 66 Kinsley Lane, Mendon, MA, 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 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.

Commonly known as: 66 Kinsley Lane, Mendon, MA 01758

Tax Id Number(s): 16-161-66-0

For title see the deed recorded at Book 47635, Page 57.

Witness my hand and seal this 5th day of December, 2016.

Kenneth E. Forbes
Kenneth E. Forbes, Trustee of the Joken Family Trust u/d/t July 15, 2011, recorded as Book 47635 Page 46.

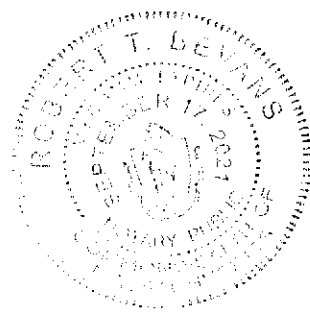
Joan A. Forbes
Joan A. Forbes, Trustee of Joken Family Trust u/d/t July 15, 2011, recorded as Book 47635 Page 46.

COMMONWEALTH OF MASSACHUSETTS

Worcester ss.

On this 5th day of December 2016, 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, to be the persons whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily as the trustees of the **Joken Family Trust u/d/t July 15, 2011, recorded as Book 47635, Page 46** for its stated purpose.

Robert T. Bevens
Notary Public: Robert T. BEVANS
My commission expires: 9/17/17 9/17/2021



From the Office of: Topkins & Bevans
255 Bear Hill Road
Waltham, MA 02451

Return to: **Kenneth E. Forbes & Joan A. Forbes**
66 Kinsley Lane
Mendon, MA 01756