

Statute Form of

Quitclaim Deed

JOHN D. LYON

TO

Mail to:

DIXON A. McCOOL
and

BETTY P. McCOOL

Highland Terrace
No. Scituate, R.I.
02857

2.00
5.00
Plan 2.00

19

at WORCESTER REGISTRY DISTRICT m.

Received RECEIVED FOR REGISTRATION

AUG 2 1968

Deeds

Book Page

Attest: 11 O'CLOCK 10 m 2 M

Register.

FROM THE OFFICE OF

TRANSFER CERTIFICATE OF TITLE
ISSUED AND TRANSCRIBED INTO
REGISTRATION BOOK 37
BEING CERTIFICATE No. 7251 IN
WORCESTER REGISTRY DISTRICT.

HOBBS & WARREN, INC.
PUBLISHERS STANDARD LEGAL FORMS
BOSTON - MASS.
Form 882

LAND COURT, BOSTON. The land
herein described will be shown on
our approved plan to follow as

JUL 12 1968

Plan 22890 C Lot 4
(Examined as to description only)

C. M. Anderson, Engineer 608

John D. Lyon

of Wellesley

Norfolk, County, Massachusetts,

being ~~un~~married, for consideration paid, grant to Dixon A. McCool and Betty P. McCool,

husband and wife, as tenants by the entirety,

Providence County,
of North Scituate, Rhode Island,

with quitclaim ~~renewals~~ Address of Grantees: Highland Terrace, No. Scituate, R.I.

the land in Mendon, County of Worcester, Massachusetts,

[Description and encumbrances, if any]

Bounded and described as follows:

SOUTHEASTERLY by the end of a way from Land Court Bound, south 63° , $35''$ W, 20 feet to an iron pipe; thence south 76° , $13'$ W., 117.39 feet by the land of John D. Lyon as shown on Land Court Plan 22890C as plot #2 to a point 50 feet from drill hole in ledge at edge of pond; thence north 38° , $17'$ W., 98 feet, plus or minus, to Lake Nipmuc; thence:

NORTHEASTERLY, SOUTHEASTERLY, SOUTHWESTERLY and SOUTHEASTERLY by Nipmuc Pond, 255 feet, plus or minus; thence by land now, or formerly, of Gertrude L. Wright, south 26° , $14'$ $10''$ east, 106 feet, plus or minus, to point of beginning.

All of said meets and bounds as shown on plan drawn by Gleason Engineering Co., dated April 18, 1968, and filed in the Land Registration Office as plan 22890C on June 20, 1968.

The land hereby registered has the benefit of licence No. 3320 granted by the Commonwealth of Massachusetts to Otto S. Lyon, et ux, dated April 17, 1951, duly recorded in Book 3332, Page 77.

There is appurtenant to the land hereby registered the right to use said way twenty (20) feet wide, as shown on said plan, leading to County Road, in common with all other persons lawfully entitled thereto; and to any and all rights of the public in the use of said pond as a great pond.

917

Christine B. Lyon

~~Husband~~
wife

of said grantor,

release to said grantee all rights of ~~tenancy by the entirety~~ and other interests therein.
 dower and homestead

Witness ~~our~~ hands and seals this ~~thirty-first~~ day of ~~July~~ 19 68

John K. Lyon
Christine B. Lyon



The Commonwealth of Massachusetts

Norfolk

ss.

July 31,

19 68

Then personally appeared the above named

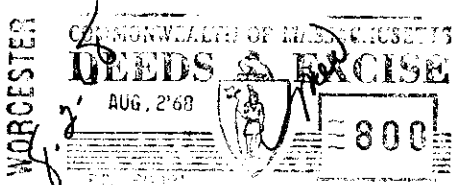
John D. Lyon and Christine B. Lyon

and acknowledged the foregoing instrument to be **their** free act and deed, before meNotary Public — ~~Notary Public~~

My commission expires

8/8/

19 70



ATTEST: WORC. Anthony J. Vigliotti, Register

(THE FOLLOWING IS NOT A PART OF THE DEED, AND IS NOT TO BE RECORDED)

CHAPTER 183, SECTION 11, GENERAL LAWS

A deed in substance following the form entitled "Quitclaim Deed" shall when duly executed have the force and effect of a deed in fee simple to the grantee, his heirs and assigns, to his and their own use, with covenants on the part of the grantor, for himself, his heirs, executors, administrators and successors, with the grantee, his heirs, successors and assigns, that at the time of the delivery of such deed the premises were free from all encumbrances made by him, and that he will, and his heirs, executors and administrators shall, warrant and defend the same to the grantee and his heirs and assigns forever against the lawful claims and demands of all persons claiming by, through or under the grantor, but against none other.