

DOCUMENT No.

28309

MASSACHUSETTS

Statute Form of

Quitclaim Deed

(INDIVIDUAL)

✓ Dixon A. McCool et ux

TO

Eleanor M. Daniels

WORCESTER REGISTRY DISTRICT
RECEIVED FOR REGISTRATION

SEP 8 1972

11 O'CLOCK 50 m a m

....., 19.....

at.....o'clock and.....minutes.....m.

Received and entered with.....

TRANSFER CERTIFICATE OF TITLE
ISSUED AND TRANSCRIBED INTO
Book. REGISTRATION BOOK 46
Attest BEING CERTIFICATE NO 8094 IN
WORCESTER REGISTRY DISTRICT.

Register

FROM THE OFFICE OF

James R. Skahan, Esq.
649 Massachusetts Ave.
Cambridge, MA. 02139

RETURN TO →

SAMUEL NARCUS, STATIONER
BOSTON, MASS.
FORM 19

REVISED CHAPTER 497, 1969

Dixon A. McCool and Betty P. McCool, husband & wife as tenants by entirety
of North Scituate, Rhode Island Providence County, Massachusetts

being married, for consideration paid, and in full consideration of Thirteen Thousand nine hundred & no/100 (\$13,900.00) dollars

grants to Eleanor M. Daniels

14 Glendale Road,

of Belmont, Middlesex County, Massachusetts with quitclaim covenants

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. Being lot 4 on said plan.

The land hereby registered has the benefit of license 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.

Being the same premises described in Land Registration Certificate #7251 Book 37.

Witness our hands and seals this 8th day of September, 1972.

Dixon A. McCool
R.P.M. Betty P. McCool

The Commonwealth of Massachusetts

Worcester,

ss.

September 8, 1972

Then personally appeared the above named Dixon A. McCool

and acknowledged the foregoing instrument to be his free act and deed, before me

WORCESTER



James P. Chalange
Notary Public—Justice of the Peace

My commission expires Dec. 15, 1972

its in Common—Tenants by the Entirety.)

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.

ATTEST: WORC. Anthony J. Vigliani, Register