

I, SCOTT A. LUMNAH who signs as Scott Lumnah

of Worcester County, Massachusetts.

in consideration of less than \$100.00

grant to KARLEEN L. LUMNAH

^{N/W}
of Blackstone Street
Mendon, Massachusetts

with quitclaim covenants

~~THE PARCEL~~

Parcel of land, together with the buildings thereon, located on Blackstone Street, formerly known as Dam Swamp Road, in Mendon, in said Worcester County, and being a portion of parcel of land shown and designated as Parcel #1 on a plan of land entitled, "Plan of Land in Mendon, property of Robert H. LaMontagne, July, 1946, Schofield Brothers, Civil Engineers", recorded with the Worcester District Registry of Deeds, Plan Book 140, Plan 77, hereinafter referred to as "said plan", said parcel of land herein being more particular bounded and described as follows:

- BEGINNING at a point on the easterly side of said Blackstone Street, said point of beginning being one hundred and ninety-two (192) feet northerly of the southwesterly corner of Parcel #1 as shown and designated on said plan;
- THENCE N. 11 degrees 31 minutes 50 seconds W. along the easterly line of said Blackstone Street, sixty-six and 86/100 (66.86) feet to a point;
- THENCE N. 1 degree 11 minutes E. along the easterly line of said Blackstone Street, three hundred and fifty-five (355) feet to a point;
- THENCE N. 13 degrees 43 minutes E. along the easterly line of said Blackstone Street, one hundred and ninety (190) feet to a point at land now or formerly of one Barrows, said point being the northernmost corner of premises herein being conveyed;
- THENCE in a southeasterly direction and in a straight line by land now or formerly of said Barrows, five hundred and ten (510) feet, more or less, to a point at other land now or formerly of one Barrows;
- THENCE S. 12 degrees 40 minutes 10 seconds E. by land now or formerly of said Barrows, one hundred seven and 48/100 (107.48) feet to a point;
- THENCE S. 24 degrees 13 minutes 10 seconds E. by land now or formerly of said Barrows, forty-four and 12/100 (44.12) feet to a point at other land now or formerly of one Barrows;
- THENCE in a westerly direction and in a straight line by land now or formerly of said Barrows, four hundred and sixty-eight (468) feet, more or less, to the point of beginning.

TOGETHER WITH the right to draw water from two (2) wells located on land now or formerly of one Barrows, adjoining and northeasterly of said premises herein being conveyed, TOGETHER WITH the further right to go upon the land now or formerly of said Barrows on which said wells are located for the purpose of laying pipes in the ground to said wells for the purpose of drawing said water therefrom, and to repair, replace and maintain said water pipes and wells at all times, and to also draw water by hand, if necessary, all of said rights being consistent with the rights reserved by one William V. Campbell et ux in a deed of conveyance of said premises on which said wells are located, to the said Barrows.

APR 21 10 46 AM '87

Blackstone St. Mendon, Mass.

Executed as a sealed instrument this 25th day of February 19 87

Scott Lumnah

The Commonwealth of Massachusetts

Worcester ss. 2-25 19 87

Then personally appeared the above named

Scott Lumnah

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

Before me, *Elizabeth R. Pratt*
Elizabeth R. Pratt - Notary Public ~~Notary Public~~
My commission expires Jan. 15 19 93

ATTEST: WORC., Anthony J. Vigliotti, Register.