

1165

Deed

I, Karleen Lumnah n/k/a Karleen Mohn, of Mendon, MA

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

Handwritten signature

grant to Karleen Mohn and Charles Mohn, husband and wife as tenants by the entirety of 42 Blackstone Street, Mendon, Massachusetts 01756

with **QUITCLAIM COVENANTS**

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 particularly bounded and described as follows:

BEGINNING at a point on the easterly side of 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 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 begin 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 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.

42 Blackstone Street, Mendon

Being the same premises conveyed to me by deed of Scott A. Lumnah, who signs as Scott Lumnah, dated February 25, 1987 and recorded with the Worcester County Registry of Deeds in Book 10382, Page 213.

Executed as a sealed instrument this 28th day of December, 2001.

Karleen L. Mohn
Karleen Lumnah n/k/a Karleen Mohn

02 JAN -3 AM 11:04

Commonwealth of Massachusetts

Worcester, ss:

On this 28th day of December, 2001, before me personally appeared Karleen Mohn, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/~~she~~/they executed the same as his/~~her~~/their free act and deed.

reborn:
Prescott Title, Inc.
472 Lincoln Street
Worcester, MA 01605

Joseph E. Nealon
Notary Public
My Commission Expires: 9.16.05

ATTEST: WORC. Anthony J. Vigliotti, Register