

I, Robert G. Murphy

of

Worcester

County, Massachusetts.

in consideration of One Hundred Twenty Four Thousand and 00/100 (\$124,000.00)

grant to Peyton C. Beals, II and Kimberley E. Beals, husband and wife as tenants by the entirety

of
44 Kinsley Lane, Mendon, MA 01756
with quitclaim covenants

~~the book in~~
Parcel 1

A certain tract or parcel of land with the buildings thereon situated in the westerly part of the Town of Mendon near the southerly shore of Lake Nipmuc and being more particularly bounded and described as follows, to wit:-

Beginning at southwesterly corner thereof at an iron pipe marking most southerly corner of tract acquired by the grantee from this grantor by deed recorded in the Worcester District Registry of Deeds, Book 3426, Page 100, thence by land of grantee following walls by the following four courses: N. $36^{\circ} 31'$ E. 108 feet to drill hole in large rock; N. $20^{\circ} 53'$ W. 65.44 feet to drill hole in wall; N. $5^{\circ} 11'$ W. 72.60 feet to drill hole in wall; N. $25^{\circ} 50'$ W. 114.90 feet to drill hole in wall; thence by southerly line of a right of way by the following three courses; N. $15^{\circ} 52'$ E. 50.38 feet to an iron pipe; N. $59^{\circ} 58'$ E. 107.06 feet to an iron pipe; N. $28^{\circ} 58'$ E. 70 feet to a drill hole in wall; thence by land now or formerly of Kinsley S. $84^{\circ} 48'$ E. 216.75 feet to a drill hole in wall, thence by land of said Kinsley S. $83^{\circ} 52'$ E. 155.04 feet to a drill hole in a wall; thence by land of grantor S. $46^{\circ} 38'$ W. 667.38 feet to an iron pipe; thence by northeasterly line of a cart road N. $53^{\circ} 29'$ W. 12 feet to the point of beginning.

Together with a right of way over and upon the existing way along the northerly part of the premises and leading to Kinsley Lane so-called.

Also, together with a right of way over and upon a way twenty (20) feet in width referred to in the above described premises as "a cart road".

The above described premises and ways are shown on plan entitled "Plan to Show Division of Properties in Mendon, Mass. Ownership as Shown Above Areas as Shown dated Sept. 16, 1956 by Kenneth Shaw", filed in Worcester Registry of Deeds, Plan Book 233, Plan 103.

Said Parcel 1 is the same and all the same premises as were conveyed to Helen A. Jordan by Deed of Clayton L. Parkinson, dated June 20, 1958 and recorded in Worcester Registry of Deeds, Book 3961, Page 277.

PROPERTY ADDRESS: 44 Kinsley Lane, Mendon, MA 01756

Parcel 2

A certain tract of land with the buildings thereon, situated in the westerly part of the Town of Mendon, County of Worcester, containing 18,682 sq. ft., more or less.

Premises to be conveyed are bounded and described as follows:

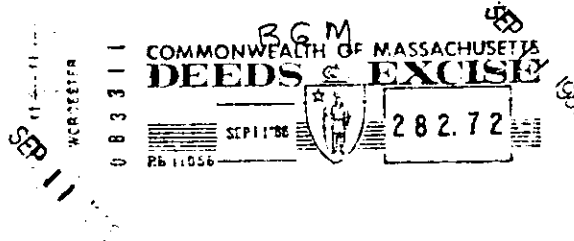
Beginning at southwest corner thereof at a drill hole in wall in southeast line of a right of way (which is an extension of Kinsley Lane) at land of Clayton Parkinson. Thence by said right of way N. $28^{\circ} 54'$ E. 124.43 feet to an iron pipe. Thence by land of grantors S. $72^{\circ} 19'$ E. 165.78 to a drill hole in a stone. Thence by land of grantors S. $1^{\circ} 38'$ W. 78.24 feet to a drill hole in a stone wall. Thence by land of Parkinson following stone wall N. $84^{\circ} 48'$ W. 216.75 feet to point of beginning.

Together with a right of way and travel over and upon the right of way known as Kinsley Lane.

With title to parcel 2, see Deed of Edward F. Kinsley et ux to Helen A. Jordan dated September 20, 1956 and recorded in Worcester District Registry of Deeds, Book 3812, Page 524.

Said premises are conveyed subject to real estate taxes for the current fiscal period at which taxes the grantees herein assume and agree to pay as part of the consideration for this conveyance.

For our title see deed from Helen A. Jordan dated May 13, 1986 and recorded in Book 8702 Page 250 with the Worcester Registry of Deeds.



Executed as a sealed instrument this 10th day of September 19 86

Robert G. Murphy
 Robert G. Murphy

The Commonwealth of Massachusetts

Middlesex, ss. September 10, 1986

Then personally appeared the above named Robert G. Murphy

and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Paul W. Collins
 Paul W. Collins

Notary Public

My commission expires

Recorded SEP 11 1986 at 11:41 AM