

28019

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I, BRADFORD E. LARSSON, of Mendon, Worcester County, Massachusetts

for the full consideration paid in an amount less than One Hundred (\$100.00) Dollars

grant to BRADFORD E. LARSSON and KATHLEEN A. HOAGLAND, as joint tenants and not as tenants in common, both of 44 Kinsley Lane, Mendon, Worcester County, Massachusetts

with quitclaim covenants

PARCEL I

"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° 31' E. 108 feet to drill hole in large rock; N. 20° 53' W. 65.44 feet to drill hole in wall; N. 5° 11' W. 72.60 feet to drill hole in wall; N. 25° 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° 52' E. 50.38 feet to an iron pipe; N. 59° 58' E. 107.06 feet to an iron pipe; N. 58' E. 70 feet to a drill hole in wall;

THENCE by land now or formerly of Kinsley 84° 48' E. 216.75 feet to a drill hole in wall;

THENCE by land now or formerly of said Kinsley 83° 52' E. 155.04 feet to a drill hole in a wall;

THENCE by land of grantor S. 46° 38' W. 667.38 feet to an iron pipe;

THENCE by northeasterly line of a cart road N. 53° 29' W. 12 feet to the point of beginning.

Together with a right of way over and upon the existing way along the northeasterly 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."

Property Location: 44 Kinsley Lane, Mendon, MA

Mail To:

GATTONI & GATTONI
ATTORNEYS AT LAW
P.O. BOX 94
MILFORD, MA 01757

TEL. (508) 473-2200
FAX (508) 478-5122

RECORDED 9 AM MAR 20 1996

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.

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° 54' E. 124.43 feet to an iron pipe;

THENCE by land of grantors S. 72° 19' E. 165.78 to a drill hole in a stone;

THENCE by land of grantors S. 1° 38' W. 78.24 feet to a drill hole in a stone;

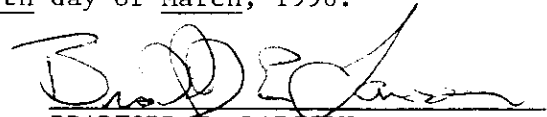
THENCE by land now or formerly of Parkinson following stone wall N. 84° 48' W. 216.75 feet to point of beginning.

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

Subject to Declaration Of Homestead recorded in the Worcester District Registry of Deeds in Book 14367, Page 218.

For my title, see Deed of Peyton C. Beals, II, et ux, to me dated July 10, 1992, and recorded in Worcester District Registry of Deeds in Book 14367, Page 209.

Witness my hand and seal this 15th day of March, 1996.

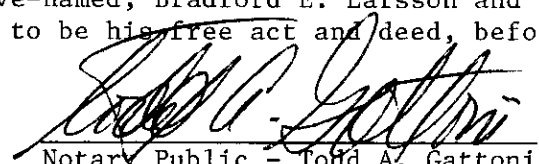

BRADFORD E. LARSSON

Commonwealth of Massachusetts

Worcester, ss.

March 15, 1996

Then personally appeared the above-named, Bradford E. Larsson and acknowledged the foregoing instrument to be his free act and deed, before me:


Notary Public - Todd A. Gattoni
Commission Expires: 05/05/2000

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MILFORD, MA 01757
— —
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ATTEST: WORC. Anthony J. Vigliotti, Register