

(4)



DEED

2007 00104131

Bk: 41608 Pg: 284

Page: 1 of 4 08/08/2007 11:37 AM

KNOW ALL MEN BY THESE PRESENTS THAT, I, KATHLEEN LARSSON, of 44 Kinsley Lane, Mendon, Worcester County, Massachusetts,

for consideration paid and in full consideration of ONE (\$1.00) DOLLAR

grant to KATHLEEN A. LARSSON, Trustee of the KATHLEEN A. LARSSON REVOCABLE TRUST, u/a/d February 8, 2007. See Certificate of Trustee recorded herewith.

BK 41608 Pg 282

The mailing address of said Trust is 44 Kinsley Lane, Mendon, MA 01756.

WITH QUITCLAIM COVENANTS

The land in said Mendon, with the buildings thereon, described on Schedule A attached hereto and incorporated herein by reference.

For title see deed dated March 23, 1998, recorded in the Worcester County (South) Registry of Deeds in Book 19742, Page 159. See also Death Certificate of Bradford E. Larsson recorded herewith.

Please Return To:

*Fay Law Offices
14 Winthrop St.
Marlborough, MA 01752*

Property Address: 44 Kinsley Lane, Mendon, MA

SCHEDULE A

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 the southwesterly corner thereof at an iron pipe marking most southerly corner of tract acquired by the grantee in a 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 degrees 31' W. 108 feet to drill hole in large road; N. 20 degrees 53' W. 65.44 feet to drill hole in wall; N. 5 degrees 11' W. 72.60 feet to drill hole in wall; N. 25 degrees 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 degrees 52' E. 50.38 feet to an iron pipe; N. 59 degrees 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 degrees 48' E. 216.75 feet to a drill hole in wall;

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

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

THENE by northeasterly line of a cart road N. 53 degrees 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."

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 right of way (which is an extension of Kinsley Lane) at land of Clayton Parkinson.

THENCE by said right of way N. 28 degrees 54' E. 124.43 feet to an iron pipe;

THENCE by land of grantors S. 72 degrees 19' E. 165.78 feet to an iron pipe;

THENCE by land of grantors S. 1 degrees 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 degrees 48' W. 216.75 feet to a point of beginning.

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

WITNESS my hand and seal this 10 day of July, 2007.

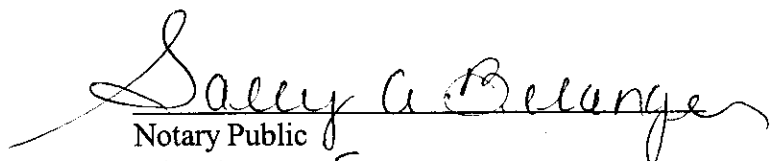

KATHLEEN LARSSON

COMMONWEALTH OF MASSACHUSETTS

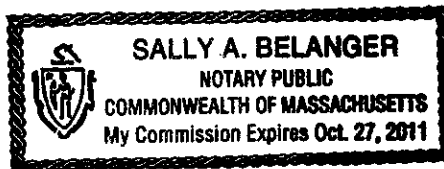
County of Worcester

Date: 7/10/07

On this 10 day of July, 2007, before me, the undersigned Notary Public, personally appeared KATHLEEN A. LARSSON, proved to me through satisfactory evidence of identification which was Mass Drivers License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that SHE had signed it voluntarily for its stated purpose.


Notary Public
Printed Name: Sally A. Belanger
My Commission Expires:

Oct. 27, 2011



ATTEST: WORC. Anthony J. Vigliotti, Register