

Worcester South District Registry of Deeds Electronically Recorded Document

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Recording Information

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MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
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Worcester South District Registry of Deeds
Kathryn A. Toomey, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

QUITCLAIM DEED

44 KINSLEY LANE, MENDON, MASSACHUSETTS 01756

I, Michael James Calarese, a married man, of Mendon, Massachusetts, for consideration paid and in full consideration of ONE AND 00/100 (\$1.00) DOLLARS grant to Michael James Calarese and Donna L. Calarese, Husband and Wife as tenants by entirety, of 44 Kinsley Lane, Mendon, MA 01756 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 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;

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

Locus: 44 Kinsley Lane, Mendon, MA 01756

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 II

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 square feet, more or less.

Beginning at the 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.

Grantor hereby reserves all rights of homestead in the premises conveyed hereunder.

For grantor's title see the deed filed with the Worcester County Registry of Deeds in Book 45514, Page 357.

SIGNATURE PAGE FOLLOW

Executed this 27th day of January, 2021.

Michael James Calarese

Michael James Calarese

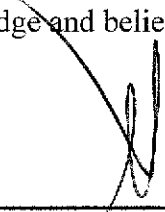
COMMONWEALTH OF MASSACHUSETTS

WORCESTER COUNTY, SS: January 27, 2021

On this 27th day of January, 2021 before me, the undersigned notary public, personally appeared MICHAEL JAMES CALARESE, proved to me through satisfactory evidence of identification, which was

a MA Driver License

to be the person whose name is signed on the preceding document in my presence, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief and acknowledged to me that he signed it voluntarily for its stated purposes.


Notary Public (print name): GLEN F. SUTHERLAND

My commission expires: 2/5/2021

Glen F. Sutherland
Notary Public
Commonwealth of Massachusetts
Commission Exp: February 5, 2021

ATTEST: WORC Kathryn A. Toomey, Register