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MASSACHUSETTS QUITCLAIM DEED INDIVIDUAL (LONG FORM) 882

(2)

We, JOSEPH ARTHUR RONDEAU AND PRISCILLA D. RONDEAU, husband and wife, both of Mendon, Worcester County, Massachusetts,

~~being unmarried~~ for consideration paid, and in full consideration of less than \$100.00

grant to JOSEPH ARTHUR RONDEAU AND PRISCILLA D. RONDEAU, Trustees of * the JOSEPH ARTHUR RONDEAU AND PRISCILLA D. RONDEAU 1994 TRUST, dated ~~xxx~~ 6/13/94 duly recorded in Worcester District Registry of Deeds, # 74217 of Taft Ave., Mendon, MA 01756 with quitclaim covenants

~~xxxxxxx~~ All the same premises conveyed by deed of Donald R. Bolin et ux to Joseph Arthur Rondeau et ux, dated 6/2/69, recorded with Worcester District Registry of Deeds Book 4949, Page 471, and bounded and described in said deed as follows:

"The land in Mendon, Worcester County, Massachusetts, together with any buildings thereon, consisting of three parcels, and being all the same premises conveyed to grantors by Isabelle Bolin, by deed dated June 13, 1963, recorded with Worcester District Registry of Deeds, Book 4383, Page 336, and bounded and described therein as follows:-

'PARCEL 1. A certain parcel of land situated on the northeasterly shore of Nipmuck Pond, so called, in said Mendon, bounded as follows: Beginning at a stake at the shore of said pond and at land formerly conveyed to Arthur W. Cheney et al; thence N. 79° 35' E. 100 feet with said Cheney land, to a stake at other land formerly of Taft; thence S. 10° 25' E. 75 feet to a stake; thence S. 79° 35' W. about 100 feet to a stake at the shore of said pond; the last two lines bounding on other land formerly of Taft; thence northerly with said shore of the pond to the point of beginning.

With such rights of way, but none other, to and from the premises over an ancient town way along or near the shore of said pond.

Subject to reservation of a right of way over a portion of the granted premises two rods in width measured from the high water line of the shore of said pond and with the further rights and limitations as contained in a deed given by Luther E. Taft to George Lilley dated May 25, 1909, and recorded with Worcester District Deeds, Book 2772, Folio 309, so far as the same are in force and applicable.

PARCEL 2. A certain parcel of land situated on the northeasterly shore of Nipmuck Pond, so called, in said Mendon, bounded as follows:

Beginning at a stake at the shore of said pond, at the north-westerly corner of said parcel and at land formerly of George H. Lilley;

thence bounding on said Lilley's land N. 79° 30' E. 100 feet to a stake at the other land formerly of Luther E. Taft;

thence bounding on said Taft's other land S. 24° 25' E. to the center line of a stone wall;

thence S. 70° 35' W. about 94.3 feet for a part of the distance with the center line of said wall and to the end thereof, and following the same course to a stake at the shore of said pond, the last line bounding on said Taft land, since conveyed to Aldrich;

thence northwestly bounding on said pond about 39 feet to a stake at the point of beginning.

Subject to, and the benefit of the rights of way and reservations contained in a deed of Luther E. Taft to George H. Lilley dated September 11, 1909, and recorded with Worcester District Deeds, Book 2772, Page 309, so far as the same are in force and applicable.

PARCEL 3. A certain parcel of land situated on Taft Avenue, a private way, in said Mendon, being Lot #57 on "Plan of Lakeside Park, Mendon, Mass., formerly owned by Luther E. Taft's heirs, June, 1917, recorded with Worcester District Deeds, Plan Book 31, Plan 50, together with the rights of way in common with others over said Taft Avenue as shown on said plan.

Beginning at a point on said line of Taft Avenue at the most southerly corner of the premises to be described, said point being 100 feet northeasterly of the intersection of the northwesterly line of Taft Avenue and the northeasterly line of Taft Avenue, as shown on said plan; thence northeasterly

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Grantee Address: Taft Ave., Mendon, MA 01756

by said Taft Avenue, 91 feet to land marked "Swan" on said plan; thence northwesterly by said Swan's land to land marked "Lilley"; thence Southeasterly by said land of Lilley to Lot #58 as shown on said plan; thence northeasterly by said Lot #58 to the place of beginning.'

Said premises are conveyed subject to easement granted New England Tel. & Tel. Co. by instrument of George H. Lilley, dated August 10, 1915, recorded with said Deeds, Book 2087, Page 401, if the same affects the locus.

Witness my hand and seal this 13th day of June, 1994

Joseph Arthur Rondeau
Priscilla D. Rondeau

The Commonwealth of Massachusetts

Worcester ss. June 13, 1994

Then personally appeared the above named Joseph Arthur Rondeau and Priscilla D. Rondeau

and acknowledged the foregoing instrument to be their free act and deed, before me

William A. Murray
WILLIAM A. MURRAY Notary Public — ~~Notary of the State~~

My commission expires February 28, 1997

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 of 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

ATTEST: WORC. Anthony J. Vigliotti, Register