BOOK 17572 PAGE 126 **120949**

MASSACHUSETTS QUITCLAIM DEED SHORT FORM (INDIVIDUAL) 881

We, John P. Kennedy and Therese M. Kennedy

of Mendon, Worcester County, Massachusetts,

~~being unmarried,~~ for consideration paid, and in full consideration of One Hundred Twenty Nine Thousand Dollars and no/100 ($129,000.00)

grant to Mark E. MacKinnon and Bonnilee Booth, as joint tenants *

of 34 Neck Hill Road, Mendon, MA with **quitclaim covenants**

~~the land of~~

[Description and encumbrances, if any]

A certain parcel of land, with the buildings thereon, situated on the northeasterly side of Old Hartford and Boston Turnpike, also known as Neck Hill Road, in Mendon, Worcester County, Massachusetts, being shown on a plan entitled: "Land in Mendon, Mass. Deeded to Rosalie M. Yanski by Arthur V. Pond et al," dated July 29, 1953, A.H. Fitzgerald Surveyor, filed with Worcester District Registry of Deeds, Plan Book 256, Plan 14, and being bounded and described as follows:

SOUTHWESTERLY by Old Hartford and Boston Turnpike, also known as Neck Hill Road, by two lines, 115.60 feet and 182.95 feet, respectively;

NORTHWESTERLY by land of Pond, 311.78 feet; and

NORTHEASTERLY and EASTERLY by the Mendon-Hopedale town lines and by land of Draper Corporation and Dowrie, by two lines, 204.60 feet and 231 feet respectively.

Containing, according to said plan, 1.20 acres.

Said premises are conveyed subject to pole and wire rights along streets or highways to American Telephone and Telegraph Company, dated January 27, 1905 and recorded with said Deeds, Book 1799, Page 285.

Being the same premises conveyed in Deed from Scott A. Sminkey recorded with said Deeds at Book 13157, Page 349.

95 DEC 28 AM 11:42

Return Grantee Property address: 34 Neck Hill Road, Mendon, MA

Witness our hand s and seal s this 28th day of December, 1995

John P. Kennedy

Therese M. Kennedy

The Commonwealth of Massachusetts

Norfolk County ss. December 28 19 95

Then personally appeared the above named John P. Kennedy and Therese M. Kennedy and acknowledged the foregoing instrument to be their free act and deed before me

Andrew S. Jepsky Notary Public

My commission expires 4/18/97 19

DEEDS REG 20 WORCESTER 12/28/95 RECEIVED TAX 588.24 CASH 588.24 0342A140 12:35 EXCISE TAX

ividual — Joint Tenants — Tenants in Common.)

ATTEST: WORC. Anthony J. Vigliotti, Register

ER 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.