


MAIL TO:
HOLLAND & SULLIVAN, P.C.
Attorneys at Law
P.O. Box 268
12 Congress Street
Milford, MA 01757


2004 00197404
Bk: 34948 Pg: 337 Doc: DEED
Page: 1 of 2 10/29/2004 11:54 AM

QUITCLAIM DEED

I, **Marion Corcoran**, as Trustee of the Marion Corcoran Realty Trust, a trust dated December 22, 2000 and recorded in the Worcester County Registry of Deeds in Book 23434 Page 259, of Mendon, Worcester County, Commonwealth of Massachusetts and Marion Corcoran, Individually, of Mendon, Worcester County, Massachusetts

For consideration paid and in full consideration of Four Hundred and Fifteen Thousand (\$415,000.00) Dollars

Grant to **Donna M. Collins and Thomas V. Collins**, husband and wife as tenants by the entirety, of 20 Kinsley Lane, Mendon, Massachusetts

WITH QUITCLAIM COVENANTS

SEE EXHIBIT "A" ATTACHED HERETO

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 10/29/2004 11:54 AM
Ctrl# 027862 17827 Doc# 00197404
Fee: \$1,892.40 Cons: \$415,000.00

For my title see deed dated June 25, 2001 and recorded in the Worcester Registry of Deeds in Book 24408 Page 189. See also Deed dated June 25, 2001 and recorded with the Worcester Registry of Deeds in Book 14886, Page 288. See also Confirmatory Deed dated October 29, 2004, recorded herewith in Book _____, Page _____.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 29th day of October 2004.


Marion Corcoran, Trustee

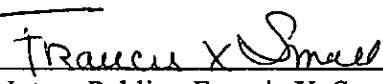

Marion Corcoran, Individually


THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

October 29, 2004

On 29th day of October 2004, before me, the undersigned notary public, personally appeared Marion Corcoran, proved to me through satisfactory evidence of identification, which was a Massachusetts drivers license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.


Notary Public: Francis X. Small
My Commission Expires July 8, 2005

 FRANCIS X. SMALL
Notary Public
Commonwealth of Massachusetts
My Commission Expires
July 8, 2005

Property Address: 20 Kinsley Lane, Mendon, MA 01756

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EXHIBIT A

Certain premises located in the Town of Mendon, Worcester County, Commonwealth of Massachusetts, being all the same premises described in deed of Gertrude L. Jones, unmarried, of Mendon Massachusetts, and Agnes L. Derry of Milwaukee, Wisconsin to Elsie H. Hawk, dated July 27, 1926, recorded with Worcester District Deeds, book 2413 page 448, and bounded and described in said deed as follows, to wit:

“certain premises being all the same premises described in deed of Franklin W. Mann to Gertrude L. Jones and Agnes L. Mann, dated November 30, 1910, recorded with Worcester District Deeds, Book 1949, Page 565, and bounded and described in said deed as follows to wit: ‘A certain parcel of land, including all buildings thereon, situate near Lake Nipmuck, or Mendon Pond, so-called, in MENDON in the County and Commonwealth aforesaid: being all the same premises conveyed by Ella G. Kinsley, Trustee, to me by deed dated September 19, 1905 to be recorded with Worcester District Deeds, and bounded and described therein as follows, to wit:- “beginning at a heap of stones at the edge of said Lake Nipmuck, and at the northwesterly corner of the granted premises; thence S. 34° 25’ E. 101 feet to a heap of stones, and bounding westerly on land of George P. Sheldon; thence N. 38° 47’ E. 70 feet to drill hole in a ledge bounding southerly on other land of the grantor; thence N. 7° W. 95 feet to a drill hole in a large stone at edge of said Lake Nipmuck, bounding westerly about 100 feet along edge of said Lake Nipmuck, to the place of beginning. With the right to pass and repass from the highway to said granted premises over the same way as was granted to Dwight Russell by Elizabeth W. Taft. Reserving unto myself and my heirs and assigns the right to pass and repass over the above-described premises to the said grantor’s other land. This conveyance is also made subject to all existing rights of way over the premises hereby conveyed.’

‘Also certain premises, being all the same premises described in deed of Harry L. Wilbur to Gertrude L. Jones and Agnes L. Derry, dated September 10, 1913, recorded with Worcester District Deeds, Book 2038, Page 308, and bounded and described in said deed as follows to wit: ‘A certain piece of land, situated on the southerly shore of Lake Nipmuck, so called, in said MENDON, being described as follows, to wit: Beginning at a drill hole in the ledge at the southerly corner of the granted premises at other land of grantor and grantee; thence N. 4° E. 76 feet to a stone bound; thence N. 8° W. 33 feet to a stone bound; thence N. 34 feet to a drill hole in a stone on the shore of said Lake Nipmuck; the last three lines bounding on other land of the grantor; thence on the shore of said Lake Nipmuck 45 feet to a drill hole in a large rock on other land of grantee; thence on said grantee’s other land to the point of beginning. Conveying a part of parcel No. 2 described in deed from Ella G. Kinsley, Trustee, to me dated September 6, 1912, recorded with Worcester District Deeds, Book 2036, Page 132. Also the right to the said grantee, his heirs and assigns to pass and repass from the highway to said premises, over the same way as was granted to Dwight Russell by the late Elizabeth W. Taft. Premises are free from incumbrances except the rights of way reserved by the said Ella G. Kinsley, Trustee, in her deed to me dated September 6, 1912, and recorded as aforesaid.’”

ATTEST: WORC. Anthony J. Vigliotti, Register