



2012 00127369

Bk: 49811 Pg: 361

Page: 1 of 2 10/19/2012 12:34 PM WD

### QUITCLAIM DEED

I, Harold G. Rondeau, married, of Spencer, Worcester County, Massachusetts

in consideration of Less than One Hundred and 00/100 (\$100) Dollars

grant to Kristian Rondeau, individually  
of 40 South Spencer Road, Spencer, MA

**with QUITCLAIM COVENANTS**

The land in Spencer on the west side of Spencer Road, bounded and described as follows:

A certain parcel of land with buildings being 40 South Spencer Road, in Spencer, Massachusetts and being shown on a plan of land in Spencer, Massachusetts surveyed for Troy P. Ramsey and Darlene M. Ramsey, dated June 23, 1999 by Donald A. Para Land Surveyor, Inc. and being recorded in the Worcester district Registry of Deeds in Plan Book 747, Plan 36.

Beginning at a re-rod at the northeasterly corner of land to be described, on the westerly side of South Spencer Road and at the southeasterly corner of land now or formerly owned by Charles S. and Linda A. Kotomski;

Thence South 27 deg. 45' 00" West along the westerly side of South Spencer Road 61.28 feet to a point;

Thence South 14 deg. 00' West along the westerly side of South Spencer Road 117.05 feet to an iron pipe;

Thence North 73 deg. 48' 53" West along land now or formerly owned by Benjamin J. and Jeanne A. Radziemski, 142.78 feet to an iron pipe;

Thence South 8 deg. 35' 00" West along said Radziemski, 321.76 feet to a re-rod;

Thence North 86 deg. 52' 56" West generally along a fence and land of Harry B. and Gail M. Lemieux, 150 feet to a re-rod;

Thence North 8 deg. 35' 00" East along land of Louis A. Wloch, et als, 344.69 feet to a re-rod;

Thence North 17 deg. 40' 30" East along said Wloch, et al, 214.71 feet to a re-rod;

WORCESTER COUNTY  
ABSTRACT COMPANY  
ORDER NO.

57892 *[Signature]*

40 South Spencer Road, Spencer, Ma

Thence South 68 deg. 40' 30" East along said Wloch, and said Kotomski, 295.00 feet to the point of beginning.

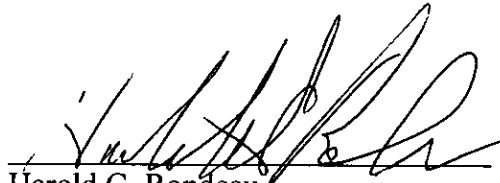
Containing an area of 2.422 acres of land.

Granting also the right to take water from a well of land formerly of Bernice C. Wloch located about 100 feet southwesterly from deed recorded in Book 5997, Page 156, and about 100 feet northeasterly from a bend in the brook running through land of said Wloch.

Being the same premises conveyed to the grantor by deed dated January 12, 2006 and recorded with the Worcester District Registry of Deeds in Book 38240, Page 67.

*HAROLD G. RONDEAU BEING MARRIED TO THE GRANTEE  
KRISTIAN RONDEAU*

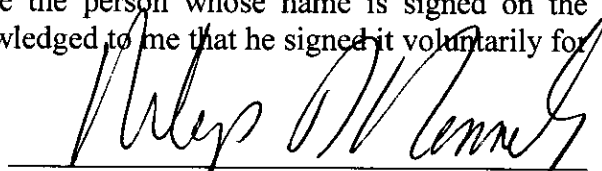
Executed as a sealed instrument this *18* day of October, 2012.

  
Harold G. Rondeau

**COMMONWEALTH OF MASSACHUSETTS**

Worcester,ss

On this *18* day of October, 2012, before me, the undersigned notary public, personally appeared Harold G. Rondeau, proved to me through satisfactory evidence of identification, which were MA ID to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

  
NOTARY PUBLIC:  
COMMISSION EXPIRES:



PHILIP D. O'CONNELL, JR.  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires July 25, 2014