

# 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  
 Date: 09/09/2021 03:19 PM  
 Ctrl# 228468 17332 Doc# 00126917  
 Fee: \$2,485.20 Cons: \$544,900.00  
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Worcester South District Registry of Deeds  
 Kathryn A. Toomey, Register  
 90 Front St  
 Worcester, MA 01608  
 (508) 798-7717

**MASSACHUSETTS QUITCLAIM DEED**

We, **Christopher Ratcliffe and Deborah C. Connolly-Ratcliffe, being married**, of Mendon, Massachusetts,

For consideration paid, and in full consideration of **Five Hundred Forty-Four Thousand Nine Hundred and 00/100 (\$544,900.00) Dollars**

grant to **Justin Harshaw and Melissa Harshaw**, husband and wife as tenants by the entirety, of 32 Blackstone Street, Mendon, MA 01756,

**with Quitclaim covenants**

**Parcel I**

A certain parcel of land with the dwelling thereon, situated in Mendon, Worcester County, Massachusetts on the easterly side of Blackstone Street and bounded as follows:

BEGINNING on the easterly side of Blackstone Street at the northwesterly comer of land of Dana C. Armour and Melba J. Armour;

- THENCE N. 28° 53' 10" E. 61.73 to a point;
- THENCE N. 19° 44' 41" E. 147.82 to an iron pipe;
- THENCE S. 58° 05' 00" E. 158.69 feet to a stone bound;
- THENCE S. 36° 51' 56" W. 158.47 feet to a point;
- THENCE S. 53° 01' 36" E. 478.62 feet to a drill hole;
- THENCE S. 54° 56' 58" E. 445.54 feet to a drill hole;
- THENCE S. 54° 28' 03" E. 453.24 feet to a drill hole;
- THENCE S. 36° 35' 52" W. 379.70 feet to a drill hole;
- THENCE N. 51° 01' 03" W. 197.58 feet to a drill hole;
- THENCE N. 48° 22' 01" W. 188.21 feet to a point;
- THENCE N. 48° 20' 37" W. 515.00 feet to a drill hole;
- THENCE N. 51° 00' 09" W. 152.67 feet to an iron pipe;
- THENCE N 30° 27' 03" E. 204.52 feet to a stone bound;
- THENCE N. 51° 36' 40" W. 397.41 feet to the point of beginning.

All as described on a plan entitled "PLAN OF LAND IN MENDON, MASS. PREPARED FOR KARLEEN LUMNAH, ROXIE ANN PLANTINGA & The Estate of JANET ARNSDORF, SCALE: 1" = 60' DECEMBER 30, 1999 BY ANDREWS SURVEY & ENGINEERING, INC, 104 MENDON ST., UXBRIDGE, MASS. 01569". Said plan is recorded in the Worcester District Registry of Deeds in Plan Book 753 Plan No. 36.

26 Blackstone Street, Mendon, MA 01756

Excepting therefrom that parcel shown as Parcel "A" on said plan.

**Parcel II**

A certain parcel of land situated in the town of Mendon, Worcester County, Massachusetts, and being shown as Parcel B on a plan entitled "PLAN OF LAND IN MENDON, MASS, PREPARED FOR KARLEEN LUMNAH, ROXIE ANN PLANTIGA & THE ESTATE OF JANET ARNSDORF, Scale: 1" = 60' December 30, 1999 by Andrews Survey & Engineering, Inc. 104 Mendon Street, Uxbridge, Mass. 01569". Said plan is recorded in the Worcester District Registry of Deeds in Plan Book 753, Plan No. 36.

Said Parcel B contains 1,084.00 square feet, more or less, according to said plan.

This conveyance is made subject to and with the benefit of restrictions and easements of record so far as now in force and applicable.

Meaning and intending to convey the same premises conveyed to the herein named Grantor by deed dated May 20, 2004 and recorded with the Worcester County Registry of Deeds in Book 33666, Page 243.

The signatories to this document hereby waive and release any and all rights of homestead to the subject property and further state under the pains and penalties of perjury that there are no others entitled to the right of homestead in subject property.

Witness our hands and seals this 31<sup>st</sup> day of August, 2021.

*Christopher Ratcliffe*  
Christopher Ratcliffe

*Deborah C. Connolly-Ratcliffe*  
Deborah C. Connolly-Ratcliffe

**COMMONWEALTH OF MASSACHUSETTS**

Worcester County, ss.

On this 31<sup>st</sup> day of August, 2021, before me, the undersigned notary public, personally appeared **Christopher Ratcliffe and Deborah C. Connolly-Ratcliffe**, proved to me through satisfactory evidence of identification, which were MA license, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose as their free act and deed.

*Ellen S Agro*  
Notary Public:  
My Commission Expires: May 2, 2025

