

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
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Worcester South District Registry of Deeds
 Kathryn A. Toomey, Register
 90 Front St
 Worcester, MA 01608
 (508) 798-7717

**Property Location: 9 George Street, Mendon, Worcester County, Massachusetts and 11 Gaskill Street, Mendon, Worcester County, Massachusetts
Title not examined**

QUITCLAIM DEED

WE, James F. Brennan, Jr. and Jean Brennan, husband and wife, both of 9 George Street, Mendon, Worcester County, Massachusetts 02537, as Tenants by the Entirety,

in consideration of less than Ten (\$10.00) Dollars,

grant a one half interest to James F. Brennan, Jr. and Jean Brennan, Co-Trustees of the James F. Brennan, Jr. Family Trust u/d/t dated March 1, 2022, as evidenced by a Certificate of Trust pursuant to M.G.L. Ch. 184, §35 and recorded herewith, and a mailing address of 9 George Street, Mendon, Massachusetts 01756, and a one half interest to Jean Brennan and James F. Brennan, Jr., Co-Trustees of the Jean Brennan Family Trust u/d/t dated March 1, 2022, as evidenced by a Certificate of Trust pursuant to M.G.L. Ch. 184, §35 and recorded herewith, and a mailing address of 9 George Street, Mendon, Massachusetts 01756, as Tenants in Common,

with ***QUITCLAIM COVENANTS***,

Two parcels of land, including all buildings thereon, located in Mendon, Worcester County, Commonwealth of Massachusetts.

Parcel 1 located on the southeasterly side of George Street, so-called, and described as follows:

Beginning at the Northwesterly corner of the granted premises at a drill hole set in a stone wall, which point is the northeasterly corner of premises now or formerly of the Old Friends Cemetery;

THENCE N. 43° 53' 03" E. 103.38 feet to a point;

THENCE N. 42° 12' 48" E. 104.02 feet to a point;

THENCE N. 36° 56' 26" E. 96.26 feet to a point at end of stone wall;

THENCE N. 50° 27' 09" E. by said stone wall 24.66 feet to a point on wall;

THENCE By said stone wall N. 70° 41' 07" E. 18.76 feet to a drill hole set in corner of wall;

Each of the five foregoing courses being along the Southeasterly side of George Street;

THENCE S. 26° 16' 52" E. by a stone wall 220.63 feet to a drill hole set in the end of a wall;

THENCE S. 37° 22' 56" W. 67.27 feet to a stake;

THENCE S. 50° 49' 00" W. 170.27 feet to a drill hole set in wall;

The last two courses being bounded by other land now or formerly of one Denenberg;

THENCE N. 56° 01' 47" W. 194.11 feet by a stone wall and premises now or formerly owned by the Old Friends Cemetery to the point of beginning.

The foregoing parcel contains 1 acre and 16,563 square feet more or less and is shown and set forth as Lot "A" on Plan of Lots in Mendon, Mass., Eleanor A. Warren, March 10, 1969, Bowie Engineering Co., Civil Engineers, 707 Main Street, Millis, Mass., which plan is recorded in the Worcester District Registry of Deeds in Book 326, Page 53.

Being the premises conveyed to Frank C. Jolly, et ux by Deed of David Denenberg, Jr. et ux, dated March 9, 1976 and recorded in Worcester Registry of Deeds on March 15, 1976, Book 5902, Page 318.

Grantor, James F. Brennan, Jr., reserves a life estate interest in one half of the property.

Grantor, Jean Brennan, reserves a life estate interest in the remaining one half of the property.

Grantor, James F. Brennan, Jr., reserves his rights of Homestead as set forth in a Declaration of Homestead recorded with said Registry of Deeds in Book 20435, Page 97.

Grantor, Jean Brennan, reserves her rights of Homestead as set forth in a Declaration of Homestead recorded herewith with said Registry of Deeds.

Subject to and with the benefit of all existing rights, rights of way, reservations, appurtenances, easements, restrictions and encumbrances still in force and effect.

For Grantors' title see Deed recorded with said Registry of Deeds in Book 9559, Page 207.

Address: 9 George Street, Mendon, Worcester County, Massachusetts.

Parcel 2 being a certain parcel of land, and all the privileges and appurtenances thereto belonging, situated on the Southerly side of Gaskill Street in the Town of Mendon, Worcester County, bounded and described as follows, to wit:

Beginning at a drill hole set in a stone wall at land formerly of David Denenberg, Jr. and Robinne C. Dunenberg and now of the Grantors,

THENCE S. 79° 44' 15" E. 161.73 feet to the center of Willow Brook, so-called;

THENCE Southwesterly and Westerly by the center of said Willow Brook 325 feet more or less to an iron pipe at land now or formerly of Jesse F. Noyes;

THENCE N. 52° 17' 49" W. 174 feet more or less by land now or formerly of Jesse F. Noyes to a drill hole set in the corner of a stone wall;
THENCE N. 50° 49' 00" E. 170.27 feet by land of the Grantors;
THENCE N. 37° 22' 56" E. 67.27 feet by said land of the Grantors to a drill hole set in a stone wall at the point of beginning.

The foregoing parcel contains 1 acre and 4,100 square feet, more or less, and is shown and set forth as Lot "B" on Plan of Lots in Mendon, Mass. owned by Eleanor A. Warren, March 10, 1969, Bowie Engineering Co., Civil Engineers, 707 Main Street, Millis, Mass., which plan is recorded in the Worcester District Registry of Deeds in Book 326, Page 53.

Meaning and intending to hereby convey any and all the same premises set forth as Parcels 2 & 3 and conveyed by deed of Chester O. Avery and Alice A. Avery to Edmund A. Warren and Eleanor M. Warren dated October 23, 1958 and recorded in Worcester District Registry of Deeds, Book 3980, Page 487, however the same may be described therein.

Meaning and intending to convey any and all the same premises conveyed to Edmund A. Warren Jr., by Eleanor M. Leduc, formerly Eleanor M. Warren, by deed dated April 25, 1969 and recorded in Worcester District Registry of Deeds, Book 4939, Page 453.

Meaning and intending to hereby convey any and all the same premises conveyed to David Denenberg, Jr. et ux by deed of Edmund A. Warren, Jr. dated June 11, 1970 and recorded in Worcester District Registry of Deeds, Book 5037, Page 497.

Grantor, James F. Brennan, Jr., reserves a life estate interest in one half of the property.

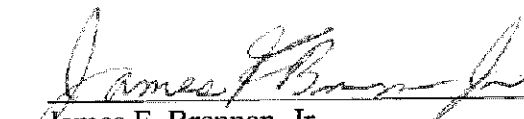
Grantor, Jean Brennan, reserves a life estate interest in the remaining one half of the property.

Subject to and with the benefit of all existing rights, rights of way, reservations, appurtenances, easements, restrictions and encumbrances still in force and effect.

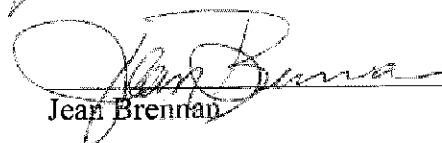
For Grantors' title see Deed recorded with said Registry of Deeds in Book 9559, Page 207.

Address: 11 Gaskill Street, Mendon, Worcester County, Massachusetts.

WITNESS our hands and seals this 1st day of March 2022.



 James F. Brennan, Jr.

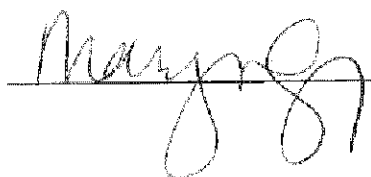


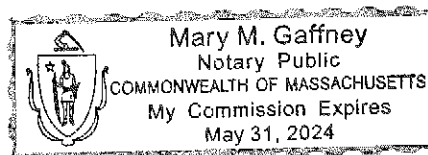
 Jean Brennan

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss

On this 1st day of March 2022, before me, the undersigned notary public, personally appeared James F. Brennan, Jr. and Jean Brennan, and proved to me through satisfactory evidence of identification, which was personal knowledge of identity, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that James F. Brennan, Jr. and Jean Brennan signed it voluntarily for its stated purpose.





ATTEST: WORC Kathryn A. Toomey, Register