

# Worcester South District Registry of Deeds Electronically Recorded Document

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## Recording Information

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Recording Fee (including excise)	: \$3,084.80

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MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 11/08/2022 12:16 PM  
Ctrl# 244490 23583 Doc# 00120474  
Fee: \$2,929.80 Cons: \$642,500.00  
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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, **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 in a Trustee Certificate recorded at Book 67815, Page 151, **and Jean Brennan and James F. Brennan, Jr., Co-Trustees of the Jean Brennan Family Trust**, u/d/t dated March 1, 2022 as evidenced in a Trustee Certificate recorded at Book 67815, Page 154, both of Mendon Massachusetts and **James F. Brennan, Jr. and Jean Brennan**, a married couple of Mendon, Massachusetts

For consideration of **Six Hundred Forty-Two Thousand Five Hundred and 00/100 (\$642,500.00) Dollars,**

**a/k/a Joseph Gerald Harkins III**

**Grant to Joseph G. Harkins and Ashley J. Harkins**, husband and wife tenants by the entirety, now of 9 George Street, Mendon, Massachusetts,

**With Quitclaim Covenants**

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

Parcel I

Being a certain parcel of land 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;

9 George Street and 11 Gaskill Street, Mendon, MA 01756

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

Thence S.  $26^{\circ} 16' 52''$  E. by a stone wall 220.63 feet to a drill hole set in the end of a wall;

Thence S.  $37^{\circ} 22' 56''$  W. 67.27 feet to a stake;

Thence S.  $50^{\circ} 49' 00''$  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.  $56^{\circ} 01' 47''$  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.

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.  $79^{\circ} 44' 15''$  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.  $52^{\circ} 17' 49''$  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.  $50^{\circ} 49' 00''$  E. 170.27 feet by land of the Grantors;

Thence N.  $37^{\circ} 22' 56''$  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.

ADDRESS: 11 Gaskill Street, Mendon, Worcester County, Massachusetts

Being the same premises conveyed to the Grantor by Deed dated March 1, 2022 and recorded on June 27, 2022 at the Worcester County Registry of Deeds in Book 67815, Page 157.

Grantors hereby release any and all rights of homestead they may have declared or acquired as to the above-described real estate, and under the pains and penalties of perjury they swear that they know of no other person entitled to homestead rights in the property being conveyed by this Deed.

[SIGNATURES ON NEXT PAGE]

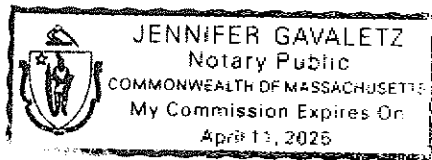
WITNESS my hand and seal this 10<sup>th</sup> day of October, 2022.

James F. Brennan, Jr.  
James F. Brennan, Jr., Trustee

COMMONWEALTH OF MASSACHUSETTS

Worcester County, ss

On this 10<sup>th</sup> day of October, 2022 before me, the undersigned notary public, personally appeared **James F. Brennan, Jr.**, proved to me through satisfactory evidence of identification, which was/were DRIVERS LICENSE, to be the persons whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose and who swore or affirmed to me that the contents of the document stated under oath are truthful and accurate to the best of his knowledge and belief as trustee of the James F. Brennan, Jr. Family Trust.



[Signature]  
Notary Public:  
My Commission Expires:

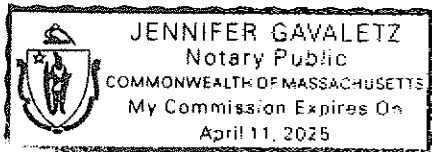
WITNESS my hand and seal this 10<sup>th</sup> day of October, 2022.

Jean Brennan  
Jean Brennan, Trustee

COMMONWEALTH OF MASSACHUSETTS

Worcester County, ss

On this 10<sup>th</sup> day of October, 2022 before me, the undersigned notary public, personally appeared **Jean Brennan**, proved to me through satisfactory evidence of identification, which was/were DRIVERS LICENSE, to be the persons whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose and who swore or affirmed to me that the contents of the document stated under oath are truthful and accurate to the best of her knowledge and belief as trustee of the James F. Brennan, Jr. Family Trust.



[Signature]  
Notary Public:  
My Commission Expires:

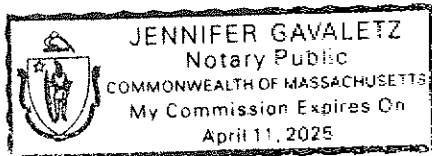
WITNESS my hand and seal this 6<sup>th</sup> day of October, 2022.

James F. Brennan, Jr.  
James F. Brennan, Jr., Trustee

COMMONWEALTH OF MASSACHUSETTS

Worcester County, ss

On this 6<sup>th</sup> day of October, 2022 before me, the undersigned notary public, personally appeared **James F. Brennan, Jr.**, proved to me through satisfactory evidence of identification, which was/were DRIVERS LICENSE, to be the persons whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose and who swore or affirmed to me that the contents of the document stated under oath are truthful and accurate to the best of his knowledge and belief as trustee of the Jean Brennan Family Trust.



[Signature]  
Notary Public:  
My Commission Expires:

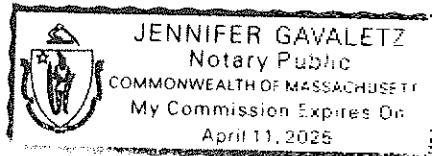
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Jean Brennan  
Jean Brennan, Trustee

COMMONWEALTH OF MASSACHUSETTS

Worcester County, ss

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[Signature]  
Notary Public:  
My Commission Expires:

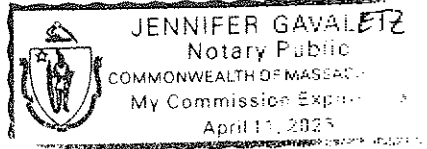
WITNESS my hand and seal this 6<sup>th</sup> day of October, 2022.

James F. Brennan, Jr.  
**James F. Brennan, Jr.**

COMMONWEALTH OF MASSACHUSETTS

Worcester County, ss

On this 6<sup>th</sup> day of October, 2022 before me, the undersigned notary public, personally appeared **James F. Brennan, Jr.**, proved to me through satisfactory evidence of identification, which was/were DRIVERS LICENCE, to be the persons whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose and who swore or affirmed to me that the contents of the document stated under oath are truthful and accurate to the best of his knowledge and belief.



\_\_\_\_\_  
Notary Public:  
My Commission Expires:

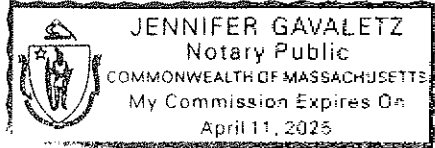
WITNESS my hand and seal this 6<sup>th</sup> day of October, 2022.

Jean Brennan  
**Jean Brennan**

COMMONWEALTH OF MASSACHUSETTS

Worcester County, ss

On this 6<sup>th</sup> day of October, 2022 before me, the undersigned notary public, personally appeared **Jean Brennan**, proved to me through satisfactory evidence of identification, which was/were DRIVERS LICENCE, to be the persons whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose and who swore or affirmed to me that the contents of the document stated under oath are truthful and accurate to the best of her knowledge and belief.



\_\_\_\_\_  
Notary Public:  
My Commission Expires: