

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: 06/08/2023 03:36 PM
 Ctrl# Doc# 00044859
 Fee: \$.00 Cons: \$10.00

Worcester South District Registry of Deeds
 Kathryn A. Toomey, Register
 90 Front St
 Worcester, MA 01608
 (508) 368-7000

QUITCLAIM DEED

I, Philip W. Bisaga, of Mendon, Worcester County, Massachusetts

for consideration paid, and in full consideration of Ten Dollars and no/100 (\$10.00)

grant to Philip W. Bisaga and Nicole B. Barenbaum, husband and wife as tenants by the entirety,

both of 121 Hartford Avenue East, Mendon, Massachusetts 01756

with quitclaim covenants

The land, with the buildings thereon, in Mendon on the southerly side of "Hartford Turnpike" bounded and described as follows:

PARCEL 1:

BEGINNING at a stone bound on the southerly side of Harford Turnpike at land now or formerly of A. I. Cannon, which point is the northeasterly corner of the premises hereby described;

THENCE southerly by said land now or formerly of A.I. Cannon, two hundred twenty-five (225) feet, more or less, to stake and stones at land hereinafter described as parcel 2;

THENCE westerly by land hereinafter described as parcel 2, two hundred ten (210) feet, more or less, to iron post at northwesterly corner of parcel 2 hereinafter described;

THENCE northerly, one hundred fifty (150) feet, more or less, to stake and stones at Hartford Turnpike;

THENCE easterly by Hartford Turnpike two hundred sixty-three (263) feet, more or less, to the point of the beginning.

PARCEL 2:

BEGINNING at the southeasterly corner of parcel 1, at an iron pipe in wall at the northeasterly corner of the premises hereby described;

Property Address: 119 and 121 Hartford Avenue East, Mendon, MA 01756

THENCE southerly with the wall and land now or formerly of Hoothay, five hundred fifty-eight and one-half (558 ½) feet, more or less, to a corner in the wall;

THENCE westerly with the wall and said Hoothay land two hundred sixty-seven (267) feet, more or less, to corner in wall at land now or formerly of Louis E. Gaskill;

THENCE northerly with land now or formerly of said Gaskill, five hundred seventy-three (573) feet, more or less, to the southwesterly corner of land hereinabove described as parcel 1;

THENCE easterly with the southerly line of said parcel 1 hereinabove described two hundred ten (210) feet, more or less, to the place of the beginning.

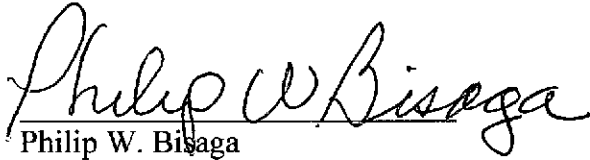
Together with, and subject to any rights of way of record, if same are still in force and effect.

Said parcels are the same described in a deed from Norman R. Nathanson to the Grantor herein, dated August 29, 1974, recorded with Worcester District Registry of Deeds in Book 5612, Page 52.

No title examination was performed in connection with the drafting and execution of this deed.

SIGNATURE PAGE TO IMMEDIATELY FOLLOW

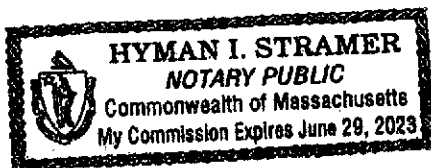
Witness my hand and seal this 22nd day of May, 2023

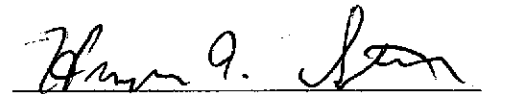

Philip W. Bisaga

Commonwealth of Massachusetts

Worcester, ss

On this 22nd day of May, 2023, before me, the undersigned notary public, personally appeared Philip W. Bisaga, proved to me through satisfactory evidence of identification which was a Massachusetts Driver's License, 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.




Hyman I. Stramer - Notary Public
My commission expires: June 29, 2023

ATTEST: WORC Kathryn A. Toomey, Register