



2023 00088169

Bk: 69790 Pg: 199

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QUITCLAIM DEED

I, SHANNON M. FITZHENRY, f/n/a SHANNON M. FINO, of Mendon, Worcester County, Massachusetts

For consideration paid and in full consideration of less than One Hundred Dollars (\$100.00)

Grant to, SHANNON M. FITZHENRY, Trustee of the SHANNON M. FITZHENRY 2023 TRUST u/t/d October 17, 2023, a certificate for which is recorded herewith, and having a mailing address of: c/o Shannon M. Fitzhenry, 58 Pleasant Street, Mendon, MA 01756

WITH QUITCLAIM COVENANTS

The land with building(s) thereon situated in Mendon, Worcester County, Massachusetts, more particularly bounded and described as set forth on Exhibit "A" attached hereto and incorporated herein.

Meaning and intending to convey the same premises conveyed to the Grantor by deed dated May 29, 2008 recorded with the Worcester South District Registry of Deeds in Book 42908, Page 187.

NO TITLE EXAMINATION HAS BEEN CONDUCTED IN CONNECTION WITH THIS CONVEYANCE.

EXECUTED as a sealed instrument on this 17<sup>th</sup> day of October 2023.

*Shannon M Fitzhenry*  
SHANNON M. FITZHENRY

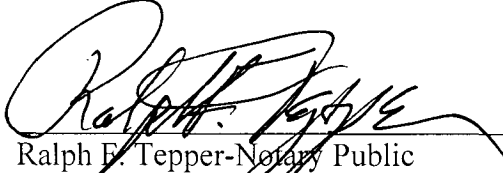
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Property Address: 10-12 Emerson Street, Mendon, MA 01756

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this the 17<sup>th</sup> day of October 2023, before me the undersigned notary public, personally appeared, SHANNON M. FITZHENRY, personally known to me to be the person whose name is signed on the preceding document, and acknowledged to me that she signed it voluntarily for its stated purpose.

  
Ralph E. Tepper-Notary Public  
My Commission Expires: February 3, 2028

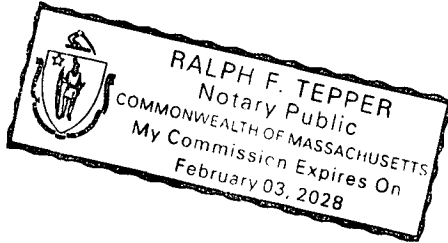


Exhibit "A"Parcel 1

The land in said Mendon, situated on the easterly side of Emerson Street, together with the buildings thereon, and being a portion of the same as that conveyed to Raymond L. Daley a/k/a Raymond L. Daly and Verna R. Daley by deed of Henry W. Gaskill, dated October 18, 1922, recorded with Worcester District deeds, Book 2282, Page 591, the grantor's name given in said deed as Raymond L. Daly, the description as follows:

Beginning at the northwesterly corner of the granted premises on said Emerson Street at land of one Harold Adams at a corner of walls; thence running N. 47° E., 273 feet with a stone wall to a stone wall at land formerly of on McGaughey; thence S. 34° 45' E., 178 feet with said land of McGaughey and the stone wall to a drill hole in a stone in the wall; thence S. 42° W., 241.5 feet by said grantor's land to a stone bound at said Emerson Street; thence N. 45° 05', 178 feet with said Emerson Street to said Adams land at the point of beginning.

Parcel 2

The land in said Mendon, situated on the easterly side of Emerson Street, and being a portion of the same as that conveyed to Raymond L. Daley a/k/a Raymond L. Daly and Verena R. Daley by deed of Henry W. Gaskill, dated October 18, 1922, recorded with Worcester District deeds, book 2282, page 591, the description as follows:

Beginning at the northwesterly corner of the granted premises on said Emerson Street at land of one Joseph Taylor at a stone bound; thence running N. 47° E., about 241.5 feet to a drill hole in stone wall at land formerly of one McGaughey; thence S. 34° 45' E., 80 feet with said land of McGaughey and the stone wall to a drill hole in a stone in the wall; thence S. 42° W., 230 feet, more or less, by said grantor's land to a stone bound at said Emerson Street; thence N. 45° 05', 80 feet with said Emerson Street to said Taylor land at the point of beginning.