

Worcester South District Registry of Deeds Electronically Recorded Document

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Recording Information

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

DEED

I, BRENDA E. YORK, Trustee of the Harry Clinton York, III Living Trust, under Declaration of Trust dated July 11, 2019, see Certification of Trust recorded with the Worcester South District Registry of Deeds in Book 60707, Page 395, and Trustee's Certificate recorded herewith, of Hopedale, Massachusetts,

for consideration paid, and in full consideration of,

ONE AND NO/100 (\$1.00) DOLLAR,

grant to BRENDA E. YORK, individually, of 20 Freedom Street, Hopedale, Massachusetts 01747,

with QUITCLAIM COVENANTS,

A certain tract or parcel of land situated on the north-westerly side of Bates Street, in said Mendon, Worcester County, Massachusetts, being more particularly bounded and described as follows, to wit:

Beginning at the northeasterly corner of the granted premises on the northeasterly side of said Bates Street and at land now or formerly of Phoebe U. York, as shown on a plan hereinafter described; thence N. 61° 09' W. by other land of said Phoebe U. York, 366.24 feet to a point; thence continuing the same course, 1.10 feet to a drill hole in a wall; thence S. 00° 45' W. by a stone wall and land of one Thayer, 75.80 feet, more or less, to the end of a stone wall and a cement bound; thence N. 89° 05' E. 12.20 feet to a cement bound at the end of a stone wall; thence S. 10° 30' W. by a stone wall, 19.14 feet to a drill hole at the corner of walls; thence S. 60° 00' E. by a stone wall, 292.15 feet to a drill hole in the wall at said Bates Street; and thence northeasterly by said Bates Street, 87.31 feet to the point of beginning.

Said premises are a portion of those premises shown on plan entitled "Plan of Land in Mendon, Mass. Owned by Minnie F. Thayer and Phoebe U. York – August 4, 1948 – "recorded with the Worcester County Registry of Deeds in Plan Book 154, Page 19.

The Grantor hereby extinguishes and releases all rights of Homestead pursuant to M.G.L. Ch. 188 and states that there is no spouse, former spouse, partner in a civil union, or former partner in a civil union who might be able to claim a homestead in the property being sold.

Meaning and intending to convey the premises conveyed to the herein Grantor by Deed of Harry Clinton York, III a/k/a H. Clinton York, III, Trustee, dated July 11, 2019 and recorded with the Worcester South District Registry of Deeds in Book 60707, Page 397; see Death Certificate of Harry Clinton York, III, filed with the Worcester County Probate and Family Court, Docket No. WO25P0293EA; see also Estate Tax Affidavit of Harry Clinton York, III, recorded herewith.

Witness my hand and seal this 16th day of April, 2025.

Brenda E. York, trustee
BRENDA E. YORK, Trustee of the
Harry Clinton York, III Living Trust

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss

On this 16th day of April, 2025, before me, the undersigned notary public, personally appeared Brenda E. York, Trustee as aforesaid, proved to me through satisfactory evidence of identification, which was a MA DRIV. LIC., to be the person whose name is signed on the preceding or attached document and acknowledged to me that she signed it voluntarily, as her free act and deed, for its stated purpose, as Trustee of the Harry Clinton York, III Living Trust.



JASON M. CARROZZA
Notary Public
Commonwealth of Massachusetts
My Commission Expires
November 14, 2025

[Signature]
Notary Public.

My commission expires:

ATTEST: WORC Kathryn A. Toomey, Register