

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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Fee: \$.00 Cons: \$1.00

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

Property Address: 5 Bates Street, Mendon, MA 01756

DEED

I, BRENDA E. YORK, an unmarried person, of Hopedale, Massachusetts,

for consideration paid, and in full consideration of,

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

grant to HEATHER M. DENVER, a married person, of 5 Bates Street, Mendon, Massachusetts 01756,

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 states, under the pains and penalties of perjury, that the within premises was not homestead property and not the principal residence of the Grantor or any other persons.

Meaning and intending to convey the premises conveyed to the herein Grantor by Deed of Brenda E. York, Trustee, dated April 16, 2025 and recorded with the Worcester South District Registry of Deeds immediately hereto.

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


BRENDA E. YORK

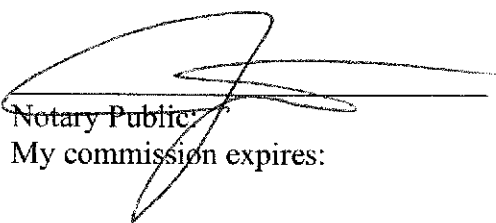
COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss

On this 16th day of April, 2025, before me, the undersigned notary public, personally appeared Brenda E. York, 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.



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


Notary Public
My commission expires:

ATTEST: WORC Kathryn A. Toomey, Register