

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: \$2,394.00 Cons: \$525,000.00

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

MASSACHUSETTS QUITCLAIM DEED

Heather M. Denver, married, of Pepperell, Massachusetts

for consideration paid, and in full consideration of **FIVE HUNDRED TWENTY-FIVE THOUSAND and 00/100 Dollars (U.S. \$525,000.00)**

grants to **Ciaran Hourihan and Jessica Krauss**, as joint tenants, both now of 5 Bates Street, Mendon, MA 01756

with *quitclaim covenants*

Property Address: 5 Bates Street, Mendon, MA 01756

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 northwesterly 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 releases and terminates any and all estates of homestead in and to the property conveyed herein, whether created automatically pursuant to Massachusetts law or declaration and declare under the pains and penalties of perjury that no other person(s) are entitled to claim the benefit of an existing estate of homestead in the premises by court order or otherwise. Grantor's spouse, Jake T. Denver, joins in this deed to release any homestead rights to which he may be entitled.

Being the same premises conveyed to the herein grantor by deed recorded with the Worcester South County Registry of Deeds on April 17, 2025, in Book 71868, Page 219.

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Witness our hands and seals this 6th day of August 2026.

Heather M. Denver
Heather M. Denver

Jake T. Denver
Jake T. Denver

COMMONWEALTH OF MASSACHUSETTS

M. Dillsey ss:

On this 6th day of August 2026, before me, the undersigned notary public, personally appeared **Heather M. Denver and Jake T. Denver**, and proved to me through satisfactory evidence of identification, which was a Driver's License, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

[Signature]
Notary Public

My Commission Expires:

