



Bk: 60833 Pg: 320  
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MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 08/05/2019 03:47 PM  
Ctrl# 199227 12372 Doc# 00077612  
Fee: \$1,769.28 Cons: \$387,518.20

**Quitclaim Deed**

**Damon R. Tyler and Teresa M. Tyler**, husband and wife, of 84 Providence Street, Mendon, MA 01756,

for consideration paid in the amount of **THREE HUNDRED EIGHTY SEVEN THOUSAND FIVE HUNDRED EIGHTEEN AND 20/100 DOLLARS (\$387,518.20)**, does hereby

Grants to **Virginia Orlando** now of 84 Providence Street, Mendon, MA 01756,  
Individually

with Quitclaim Covenants:


See legal description marked "Exhibit A" attached hereto and made a part hereof


Meaning and intending to convey the same premises conveyed to Grantor by deed recorded in the Worcester County Registry of Deeds recorded on February 16, 2010 in Book 45463, Page 62.

We release all rights of homestead in the property being conveyed by this deed. Under pains and penalties of perjury, we hereby state that there are no other persons, including any spouse or former spouse, partner or former partner in a civil union, entitled to the benefit of an estate of homestead in the premises.

Property / Grantee's Address: 84 Providence Street, Mendon, MA 01756  
Parcel ID: MEND-000017-000206-000084


Witness my hand and seal this 5th day of August, 2019.

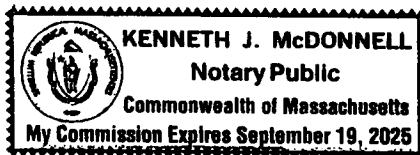
  
\_\_\_\_\_  
Grantor - Damon R. Tyler

  
\_\_\_\_\_  
Grantor - Teresa M. Tyler

**COMMONWEALTH OF MASSACHUSETTS**  
**Worcester COUNTY, ss.**

On this 5th day of August, 2019, before me, the undersigned notary public, personally appeared **Damon R. Tyler and Teresa M. Tyler**, proved to me through satisfactory evidence of identification, <sup>MA License</sup> 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 and who swore or affirmed to me that the contents of the documents are truthful and accurate to the best of their knowledge and belief.

  
\_\_\_\_\_  
Notary Public: Kenneth J. McDonnell  
My Commission Expires: 9-19-2025



**EXHIBIT A**

The land, with the buildings thereon, situated on the northeasterly side of Providence Road and on the southerly side of Hartford Avenue East in the Town of Mendon, Worcester County, Massachusetts, being shown as Lot 1 on a Plan entitled, "Plan of Land in MENDON MASS., surveyed for Varney Brothers Concrete Inc.", dated November 12, 1985, by Shea Engineering & Surveying Company, Mendon, Mass., said Plan recorded with the Worcester District Registry of Deeds in Plan Book 545, Plan 100, and according to which plan said Lot 1 consists of 91, 930 square feet of land, more or less; and to which plan reference may be had for a more particular description.

EXCEPTING THEREFROM a portion of the said premises which was conveyed to the Town of Mendon in that certain Deed dated July 2, 2003, recorded with said Deeds in Book 30995, Page 14.

BEING the same premises conveyed to the Grantors by deed of Gary P. Allain & Susan D. Allain dated February 12th, 2010, 1989, and recorded in Book 45463, Page 62.