

The Wozniak Law Group, P.C.  
159 Hartford Avenue East  
Mendon, MA 01756



2020 00041642  
Bk: 62276 Pg: 152  
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### QUITCLAIM DEED

I, **WALLACE E. MATTHEWS**, an unmarried individual residing at 37 Kinsley Lane, Mendon, Worcester County, Massachusetts 01756,

In consideration paid and in full consideration of less than ONE HUNDRED DOLLARS (\$100.00),

grant to **WALLACE E. MATTHEW**, residing at 37 Kinsley Lane, Mendon, Worcester County, Massachusetts 01756 and **TAMMY J. GIBSON**, both residing at 41 Kinsley Lane, Mendon, Worcester County, Massachusetts 01756, both as joint tenants with right of survivorship and not as tenants in common,

*WITH QUITCLAIM COVENANTS,*

The land in Mendon, Worcester County, situated on the northerly side of Kinsley Lane shown as Assessors Map 16 Parcel 41 on a plan of land entitled "Plan of Land in Mendon, Mass. Surveyed for Emil Miller" by Shea Engineering & Surveying Company, Inc. of Mendon, Massachusetts, which plan is recorded with Worcester County (Worcester District) Registry of Deeds in Plan Book 630, Plan 123, and to which plan reference shall be made for more particular description of said lot entitled "Assessors Map 16, Parcel 41". Said lot contains an area of 34,900 square feet, more or less, according to said plan.

Subject to a right of way as shown on plan recorded in Plan Book 630, Plan 123.

Subject to a mortgage to Chase Manhattan Mortgage Corporation in the original principal amount of \$146,000.00, which the grantees agree to assume and pay.

Being the same premises conveyed to the grantors by deed dated August 27, 2001 recorded with said Worcester Deeds in Book 24709, Page 43.

The undersigned hereby releases all rights of homestead in the subject premises, if any, and certifies that there are no other persons entitled to rights of homestead under Massachusetts General Laws Chapter 188.

41 Kinsley Lane, Mendon, Massachusetts 01756

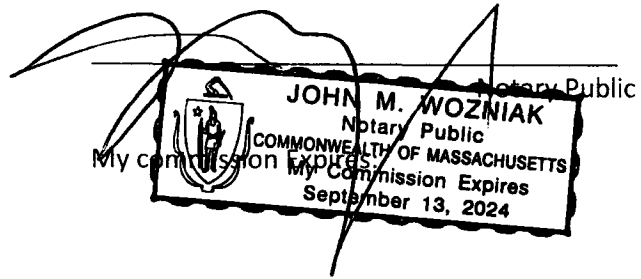
Witness our hand and seal this 21<sup>st</sup> day of April, 2020

Wallace E. Matthews  
Wallace E. Matthews

**THE COMMONWEALTH OF MASSACHUSETTS**

Worcester, ss:

Then personally appeared the above-named Wallace E. Matthews on this day 21<sup>st</sup>  
April, 2020 acknowledged the foregoing instrument to be his free act and deed before me.



ATTEST: WORC. Kathryn A. Toomey, Register