

Worcester South District Registry of Deeds Electronically Recorded Document

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Recording Information

Document Number	: 101675
Document Type	: DEED
Recorded Date	: September 04, 2020
Recorded Time	: 10:29:57 AM
Recorded Book and Page	: 63187 / 1
Number of Pages(including cover sheet)	: 5
Receipt Number	: 1257777
Recording Fee (including excise)	: \$2,498.84

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 09/04/2020 10:29 AM
Ctrl# 213505 05068 Doc# 00101675
Fee: \$2,343.84 Cons: \$514,000.00

Worcester South District Registry of Deeds
Kathryn A. Toomey, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

Recording requested by:
Bletzer & Bletzer PC

After Recording Return To:
Emily Huber and Joseph Bibeault

File Number: 2020-253
Parcel ID: MEND-000011-000108-000013

Quitclaim Deed

SIMAR HOUSE INC, a Massachusetts Corporation, a Massachusetts Corporation having a usual place of business at 5 Red Pine Lane, Warcham, Plymouth County, Massachusetts 02571, for consideration paid and in full consideration of FIVE HUNDRED FOURTEEN THOUSAND AND 00/100 DOLLARS (\$514,000.00), hereby grant to JOSEPH L BIBEALT and EMILY HUBER, husband and wife as tenants by the entirety, now of 13 Blackstone Street, Mendon, MA 01756, with QUITCLAIM COVENANTS:

That certain lot or parcel of land with all improvements and buildings thereon situated on the northwesterly side of Blackstone Street in Mendon, Worcester County, Massachusetts, more particularly bounded and described as follows:

BEGINNING at a cement bound at the southerly corner of the granted premises at land now or formerly of on Ammen;

THENCE northeasterly by Blackstone Street, 227.50 feet, more or less, to a cement bound;
THENCE northwesterly by land of the Mendon Housing Authority, 123.53 feet to a stake in a wall;

THENCE southwesterly by said wall and then by said wall and said last mentioned land, 94.23 feet to a drill hole in said wall;

THENCE continuing by said wall and said last-mentioned land, 44.74 feet to a drill hole at the intersection of stone walls;

THENCE continuing with a stone wall southwesterly 120.00 feet, more or less, to a cement bound at said land formerly of Ammen;

THENCE southeasterly by said last-mentioned land, 220.00 feet, more or less, to the place of beginning.

Said premises are subject to water rights mentioned in Deed from Harry C. Gaskill to Edward H. Tafi, recorded with the Worcester District Registry of Deeds, Book 1895, Page 403; and also subject to any rights of American Telephone and Telegraph Company or New England Telephone and Telegraph Company to construct, operate and maintain its lines over

Property Address: 13 Blackstone Street, Mendon, MA 01756

the granted premises, if any such rights exist. ‘

Meaning and intending to describe that parcel referenced in prior Deed in Book 54857, Page 324, which is the same parcel referenced in Deed in Book 3226, Page 168 less the excepted parcel recorded in Deed in Book 4652 Page 18 and shown as Parcel #2 on the Plan recorded in Plan Book 298, Page 52.

The conveyance is made in the ordinary course of business for Simar House, Inc. and does not constitute all or substantially all of the assets of the corporation.

For grantor's title, see deed dated January 19, 2016 and recorded on January 25, 2016 in the Worcester County Registry of Deeds in Book 54857, Page 24.

Under the pains and penalties of perjury, the Grantord named herein, do hereby voluntarily release any and all rights of homestead, if any, as set forth in M.G.L. Chapter 188, and state that there are no other persons or person entitled to any homestead rights.

[remainder of page left blank intentionally]

Executed under seal this 31 day of August, 2020.

SIMAR HOUSE INC, a Massachusetts Corporation

By: [Signature]

Simon Price, President

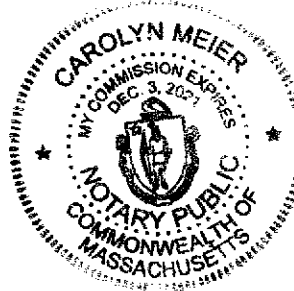
COMMONWEALTH OF MASSACHUSETTS
COUNTY OF Suffolk

On this 31st day of August, 2020, before me, the undersigned notary public, personally appeared the above-named, Simon Price, President of SIMAR HOUSE INC proved to me through satisfactory evidence of identification, which were personally known, to be the person(s) who signed the preceding or attached document in my presence, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose, by his/her/their free act and deed.

[Signature]

Notary Public Signature

My Commission Expires: Dec. 3, 2021



Executed under seal this 31st day of August, 2020.

SIMAR HOUSE INC, a Massachusetts Corporation

By: M Price
Margit Price, Treasurer

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF Suffolk

On this 31st day of August, 2020, before me, the undersigned notary public, personally appeared the above-named, Margit Price, Treasurer of SIMAR HOUSE INC, proved to me through satisfactory evidence of identification, which were Personally Known, to be the person(s) who signed the preceding or attached document in my presence, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose, by his/her/their free act and deed.

Carolyn Meier
Notary Public Signature

My Commission Expires: Dec. 3, 2021



QUITCLAIM DEED