

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
 Date: 06/25/2021 10:48 AM
 Ctrl# 224852 19171 Doc# 00088329
 Fee: \$1,413.60 Cons: \$310,000.00

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

Quitclaim Deed

I, NICOLE E. WHITE, being unmarried, of Mendon, Worcester County, Massachusetts, in consideration of \$310,000.00 GRANT TO JOHN MCATEER AND JENNIFER MCGUIRK, As Husband and Wife, Tenants by the entirety,

Of 15 Cross Street, Hopkinton, Middlesex County, Massachusetts 01748

With ***QUITCLAIM COVENANTS***

A certain parcel of land with the buildings thereon, situated in Mendon in the County of Worcester on the westerly shore of Nipmuc Pond and therein bounded and described as follows:

BEGINNING at an iron pin on the shore of said lake at land now or formerly of Frank H. French;

THENCE S 38 degrees 30' W. by land now or formerly of said French, 140.00 feet, more or less, to a stump of a Chestnut Tree;

THENCE N 29 degrees 45' W. 50 feet, more or less, to an iron pin at other land of previous Grantor;

THENCE northerly by other land of said previous Grantor 79 feet and 6 inches, more or less, to an iron pin and thence northerly 53 feet to the center of a tree at the shore of said pond;

THENCE southerly by the shore of said pond 26 feet and 4 inches to the point of beginning.

There is also granted a right of way as described in the deed from Nellie P. Jewett to Herbert L. Grinnell, Jr., recorded with the Worcester District Registry of Deeds in Book 2264, Page 510 also subject to the conditions as to the fencing contained in deed of Luther E. Taft to Frank H. French with the Worcester District Registry of Deeds in Book 1760, Page 355.

Subject to a right of way reserved by Fred E. Mason and Emma J. Mason along the westerly side of said conveyed premises to be used in conjunction with the remaining land of said Fred E. Mason and Emma J. Mason so far as the same may pass over premises herein conveyed.

Subject to and with the benefit of a Declaration of Easements dated April 4, 2016 and recorded with the Worcester District Registry of Deeds in Book 55153 Page 62.

Grantor does hereby release any and all rights of homestead she may have in the property and further states to the best of her knowledge that no other person or entity is entitled to an estate of homestead in this property.

BEING the same premises conveyed to the Grantor by deed dated 08/31/2016 and recorded in the Worcester County Registry of Deeds at Book 55931, Page 358.

Witness my hand and seal this 4 day of June, 2021

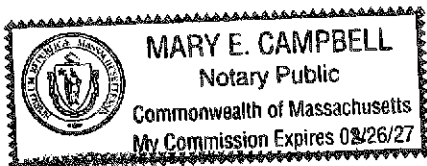
Nicole E. White
Nicole E. White

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

June 4, 2021

On this 4 day of June, 2021, before me, the undersigned notary public, personally appeared the above-named Nicole E. White proved to me through satisfactory evidence of identification, which was MA STATE DRIVER'S LICENSE to be the person(s) whose name(s) is/are signed on the preceding or attached document, and acknowledged that he/she/they signed it voluntarily and for its stated purpose.



Mary E. Campbell
Notary Public: Mary E. Campbell
My commission expires: 08/26/27