

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: 01/17/2024 01:19 PM
 Ctrl# 256628 04218 Doc# 00003843
 Fee: \$1,846.80 Cons: \$405,000.00

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

Quitclaim Deed

We, **Kellie P. Walton and Derek P. Kurze, Wife and Husband**, of Mendon, MA 01756, in consideration of Four Hundred Five Thousand and 00/100 Dollars (\$405,000.00) **GRANT TO Samantha Emberley and Ryan Lebrun, as joint tenants with rights of survivorship, now of 153 Hartford Avenue East, Mendon, MA 01756**

With *QUITCLAIM COVENANTS*

A certain parcel of land with the buildings thereon located in said Mendon, bounded and described as follows:

Beginning at an iron pipe at the northeast corner of the granted premises on the southerly side of Hartford Avenue and at the northwest corner of land of one Sayward;

THENCE S. 1° 26' E. 123.8 feet to a stake;

THENCE S. 7° 46' E. 30 feet to a stake;

THENCE N. 84° 15' E. 13 feet to an iron pipe at Sayward land;

THENCE N. 84° 15' E. 196 feet through an iron pipe to a stone wall at land now or formerly of one Vogel;

THENCE S. 64° 00' W. along a wall, 71.5 feet to a corner of walls at land now or formerly of one Magliocca;

THENCE N. 27° 05' W. along Magliocca land 264 feet, more or less;

THENCE N. 69° 23' E. 25 feet to a stake;

THENCE N. 6° 57' W. 131.4 feet more or less to a stake on the southerly side of Hartford Avenue, the last two lines bounding on land now or formerly of Delongchamp;

THENCE S. 86° 57' E. along Hartford Avenue, 103 feet to the point of beginning.


Property Address: 153 Hartford Avenue East, Mendon, MA 01756
a/k/a 153 Hartford Avenue E, Mendon, MA 01756

Excepting therefrom any portion of the above described parcel which may be included in the layout of Hartford Avenue, formerly Hartford Turnpike.


The grantors herein release any and all rights of homestead they may have acquired in and to the subject property by statute or otherwise and further states under the pains and penalties of perjury, no other person has the right to claim homestead benefits in said property.

For Grantor's Title, see deed dated December 26, 2004 and recorded with the Worcester County Registry of Deeds at Book 35420, Page 349.

Executed as a sealed instrument this 2nd day of January, 2024



 Kellie P. Walton

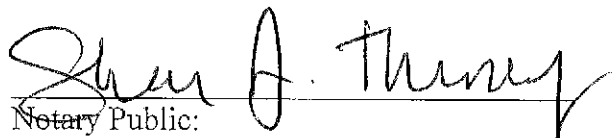


 Derek P. Kurze

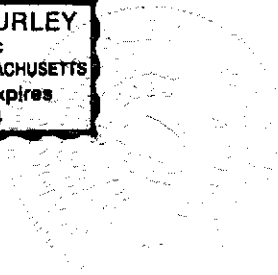
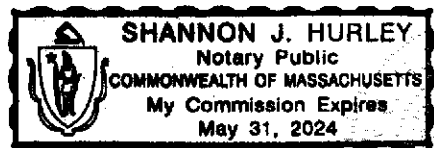
Commonwealth of Massachusetts

Worcester, ss.

On this 2nd day of January, 2024 before me, the undersigned notary public, personally appeared **Kellie P. Walton and Derek P. Kurze**, the above-named and proved to me through satisfactory evidence of identification, which were Drivers License to be the persons whose names are signed on this document, and acknowledged to me that they signed it voluntarily for its stated purpose and that the foregoing instrument is their free act and deed.



 Notary Public:
 My Commission Expires: May 31, 2024



ATTEST: WORC Kathryn A. Toomey, Register