

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: 08/29/2025 09:47 AM
Ctrl# 272829 25902 Doc# 00073481
Fee: \$3,739.20 Cons: \$819,900.00

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

MASSACHUSETTS QUITCLAIM DEED

We, **Edward H. Wilson and Mandi Wilson, A Married Couple**, of Mendon, Massachusetts,

For consideration paid and in full consideration of **Eight Hundred Nineteen Thousand Nine Hundred and 00/100 (\$819,900.00) Dollars**

Grant to Ian Allton and Pamela Allton, husband and wife as tenants by the entirety, now of 77 Park Street, Mendon, Massachusetts,

With Quitclaim Covenants

The land in the westerly part of Mendon, Worcester County, Commonwealth of Massachusetts, bounded and described as follows:

Beginning at a stake driven in the ground on the northerly side of Park Street, said point being 394.67 feet distant from land now or formerly owned by Cornelius Wiersma;

Thence North 66° East 7.83 feet by the northerly side of Park Street to a point;

Thence North 73° 28' East 155.17 feet by the northerly side of Park Street to an iron pipe;

Thence North 6° 30' West 280 feet to a point;

Thence South 71° 59' 25" West 164.05 feet to a point;

Thence South 6° 36' East 276.65 feet to the point of beginning.

Containing 44,600 square feet of land, more or less, according to plan recorded in Plan Book 454, Plan 62.

Being the same premises conveyed to the Grantor by Deed dated 02/16/2023 and recorded on 03/27/2023 at the Worcester County Registry of Deeds in Book 68955, Page 170.

77 Park Street, Mendon, MA 01756

Grantors hereby release any and all rights of homestead they may have declared or acquired as to the above-described real estate, and under the pains and penalties of perjury they swear that they know of no other person entitled to homestead rights in the property being conveyed by this Deed.

[SIGNATURES ON NEXT PAGE]

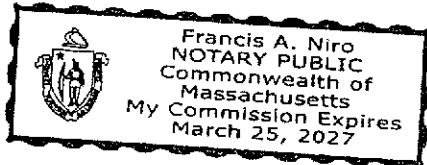
WITNESS my hand and seal this 14 day of August, 2025.

Edward H. Wilson
Edward H. Wilson

COMMONWEALTH OF MASSACHUSETTS

Worcester County, ss

On this 14 day of AUGUST, 2025 before me, the undersigned notary public, personally appeared **Edward H. Wilson**, proved to me through satisfactory evidence of identification, which was/were DRIVERS LICENSE, to be the persons whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose as his/her free act and deed.



[Signature]
Notary Public:
My Commission Expires:

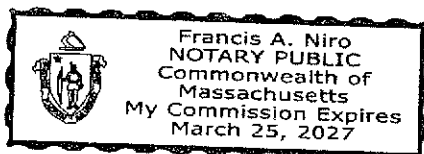
WITNESS my hand and seal this 14 day of August, 2025.

Mandi Wilson
Mandi Wilson

COMMONWEALTH OF MASSACHUSETTS

Worcester County, ss

On this 14 day of August, 2025 before me, the undersigned notary public, personally appeared **Mandi Wilson**, proved to me through satisfactory evidence of identification, which was/were DRIVERS LICENSE, to be the persons whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose as his/her free act and deed.



[Signature]
Notary Public:
My Commission Expires: