

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: 08/09/2019 10:24 AM
 Ctrl# 199371 21385 Doc# 00079136
 Fee: \$570.00 Cons: \$125,000.00

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

QUITCLAIM DEED

We, Raymond Connolly and Stephanie Connolly, husband and wife, both of North Grafton, Worcester, Massachusetts for consideration paid, and in full consideration of **ONE HUNDRED TWENTY-FIVE THOUSAND AND 00/100 DOLLARS (\$125,000.00)** grant to Bedrock Crossing, LLC, a Massachusetts Limited Liability Company, with an office at 11 Lovell Street, Mendon, Massachusetts

with **Quitclaim Covenants,**

The land in Mendon, with the buildings thereon, described as follows:

Three certain tracts of land with the buildings thereon situated in the Southerly part of Mendon in said Massachusetts, on the road leading from Albeeville so called to Chestnut Hill so called, the first tract being situated on Easterly side of said road, contains 35 acres more or less, and is bounded and described as follows namely.

Beginning at the Southwesterly corner of the premises on the above described road at land formerly of the heirs of Arnold Taft;

Thence Easterly on said Heirs land about 24 rods to land now or formerly of Millis Southwick;

Thence Northeasterly on land of said Southwick and land now or formerly of the heirs of Abel Aldrich about 60 rods to the little Pond so called;

Thence on said Pond and land formerly of Jasen Staples, Northerly to a swamp formerly of Edward L. Staples;

Thence Westerly bounded Northerly on said Staples to a stake;

Thence Northerly, bounded Easterly on said Staples to land formerly of Abram Staples;

Thence Westerly bounded Northerly on said Staples land to said road;

Thence Southerly on said road to the place of beginning.

The second track is situated on the Westerly side of said Road with the House thereon contains one half acre more or less, and is bounded as follows:

Beginning at the Southeasterly corner of the premises at land formerly called Charlotte Brown on said road;

Property Address: 145 Millville Road, Mendon, MA 01756

Thence Westerly on said Browns land to a corner of wall;

Thence Northerly on said Browns land to land formerly of Benoni Staples;

Thence Easterly on said Staples land to said road;

Thence Southerly on said road to the point of beginning.

The third tract is situated Westerly of the last named tract contains 80 square rods more or less, and is bounded as follows:

Beginning at the Northeast corner of the premises by land formerly of Linus B. Staples;

Thence S. 12° W. 7 rods and 20 links to corner of wall by land formerly of Edward L. Staples;

Thence N. 23-1/2° W. 9 rods and 21 links to corner of wall;

Thence N. 23-1/2° W. 4 rods and 14 links by wall to said Linus B. Staples land the last two lines being on land formerly of said Edward L. Staples;

Thence N. 84° E. 12 rods and 21 links to the point of beginning.

Excepting and excluding the parcel of land shown as Lot 2 on a plan of land entitled "Land of Maurice and Dorothy Durocher, Mendon, Mass., December 20, 1974, Scale 1" = 100', John R. Andrews", recorded with the Worcester District Registry of Deeds in Plan Book 452, Plan 25, said Lot 2 having been conveyed to Richard Tetreault and Susan Tetreault by Deed recorded in Book 6495, Page 128.

Also excepting and excluding the parcel of land shown as Lot 1 on a plan of land entitled "Land of Maurice and Dorothy Durocher, Mendon, Mass., December 20, 1974, Scale 1" = 100', John R. Andrews", recorded with the Worcester District Registry of Deeds in Plan Book 452, Plan 25, said Lot 1 having been conveyed to Richard Tetreault and Susan Tetreault by Deed recorded in Book 47561, Page 337.


Being the same premises conveyed to the Grantors by deed dated June 25, 2019 and recorded with the Worcester District Registry of Deeds in Book 60614, Page 105.

All rights of homestead to the subject property are hereby voluntarily waived and released and we, state under oath that we have not occupied the above premise as our principal residence, and we are, therefore, not entitled to claim a homestead estate, and further state under oath there are no other individuals entitled to any homestead rights.

Executed as a sealed instrument this *2nd* day of August, 2019.



Raymond Connolly

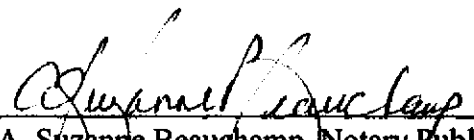


Stephanie Connolly

COMMONWEALTH OF MASSACHUSETTS

Worcester, SS.

On this the *2nd* day of August, 2019, before me, the undersigned notary public, personally appeared the above-named, Raymond Connolly and Stephanie Connolly, proved to me through satisfactory evidence of identification, which was a driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.



A. Suzanne Beauchamp, Notary Public
My commission expires: 11/25/2022