

Worcester South District Registry of Deeds Electronically Recorded Document

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Recording Information

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Recording Fee (including excise)	: \$1,310.60

 MASSACHUSETTS EXCISE TAX
 Worcester District ROD #20 001
 Date: 08/09/2019 01:59 PM
 Ctrl# 199423 01716 Doc# 00079542
 Fee: \$1,185.60 Cons: \$260,000.00

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

QUITCLAIM DEED

MILDRED A. KAMPERSAL, of Holliston, Massachusetts, **CATHERINE M. GHELLI**, of Milford, Massachusetts, **PATRICIA GHELLI**, of Mendon, Massachusetts, and **RUTH P. O'GRADY**, of Mendon, Massachusetts,

for consideration paid of Two Hundred Sixty Thousand and 00/100 (\$260,000.00) Dollars

grant to **MENDON SMC REALTY, LLC**, a Massachusetts Limited Liability Company with a principal place of business at 50 Milford Street, Mendon, Massachusetts

with quitclaim covenants

The land and buildings, situated on the northerly side of Milford Street, in Mendon, Massachusetts, bounded and described as follows:

Parcel One:

On the southeasterly side by said Route 16, sixty (60) feet;

On the Northeasterly side by land now or formerly of said Harrington, one hundred twenty (120) feet more or less; and along said Harrington land four hundred eighty-four (484) feet, more or less;

On the northwesterly side by land now or formerly of said Harrington, one hundred twenty-two (122) feet more or less;

On the southwesterly side by land now or formerly on one Hastings six hundred ten (610) feet, more or less.

Said Parcel being shown as the Swanson lot on a plan entitled "Plan of Land in Mendon, Mass., owned by John J. Harrington, March 10, 1927, Henry W. Gaskill C. E." recorded at the Worcester District Registry of Deeds, Plan Book 49, Plan 34.

Excepting therefrom Lot 44A on Plan Book 647 Plan 16 as conveyed by deed recorded in Book 13708, Page 256.

Parcel Two:

The land in Edgewood, in the Town of Mendon, in the County of Worcester and the Commonwealth of Massachusetts, being

Property Address: 44 Milford Street, Mendon, Massachusetts

Lot No. two (2) in Block A on plan of "Edgewood" made by Henry W. Gaskill, Engineer, dated May, 1927 and recorded in Worcester District Registry of Deeds in Plan Book 50, Plan 16, to which reference may be had for a more particular description.

Parcel Three:

The land described in a Treasurer's Deed of Low Value from the Town of Mendon to Edwin O'Grady dated April 17, 1953 recorded at the Worcester District Registry of Deeds at Book 3510, Page 102 and including all rights and interest in land which was the subject of a Default Judgment of the Land Court in the case of Ruth O'Grady, Mildred Kampersal, Catherine Ghelli and Patricia Ghelli v. Mildred Dobbie et. al., Misc. Case No. 343449 (KCL), dated July 31, 2009, a copy of which is recorded at the Worcester District Registry of Deeds at Book 44683, Page 225.

The Grantors hereby release any and all rights of homestead and state under the pains and penalties of perjury that no other person is entitled to any benefits of an existing estate of homestead.

Meaning and intending to convey all land owned by Catherine M. Ghelli, Patricia Ghelli, Mildred A. Kampersal and Ruth P. O'Grady that they inherited from the Estates of Edwin G. O'Grady, Worcester Probate Court No. 90P-1539E1 and Robert W. O'Grady, Worcester Probate Court No. 98P-3244E1.

Witness my hand and seal this 9th day of August.

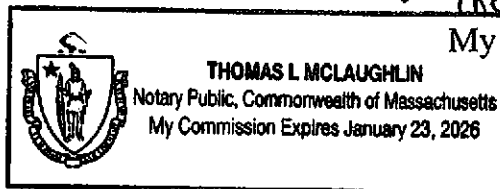
Mildred A. Kampersal
Mildred A. Kampersal

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 9th day of August, 2019, before me, the undersigned notary public, personally appeared, Mildred A. Kampersal, proved to me through satisfactory evidence of identification, which was MA Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Thomas L. McLaughlin
Thomas L. McLaughlin, Notary Public
My Commission Expires: 01/23/2026



Witness my hand and seal this 9th day of August, 2019.

Catherine M. Ghelli
Catherine M. Ghelli

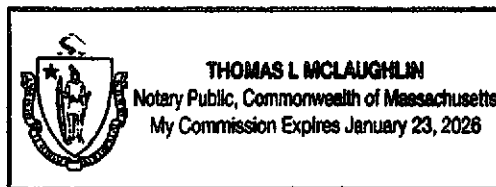
COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 9th day of August, 2019, before me, the undersigned notary public, personally appeared, Catherine M. Ghelli, proved to me through satisfactory evidence of identification, which was MA DRIVER'S LICENSE, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Thomas L. McLaughlin

Thomas L. McLaughlin, Notary Public
My Commission Expires: 01/23/2026



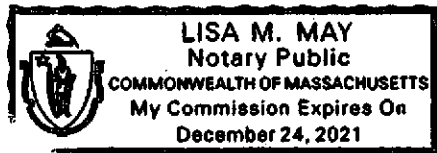
Witness my hand and seal this 27th day of June, 2019.

Patricia Ghelli
Patricia Ghelli

COMMONWEALTH OF MASSACHUSETTS

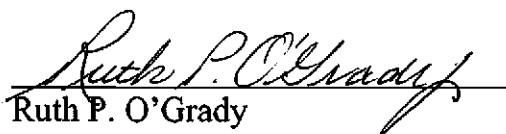
Worcester, ss.

On this 27th day of June, 2019, before me, the undersigned notary public, personally appeared Patricia Ghelli, proved to me through satisfactory evidence of identification, which was Personal Knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.



Lisa M May
Lisa M May, Notary Public
My Commission Expires: 12/24/2021

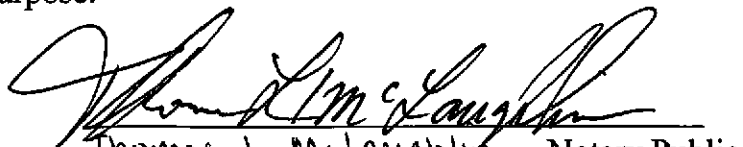
Witness my hand and seal this 9th day of August, 2019.

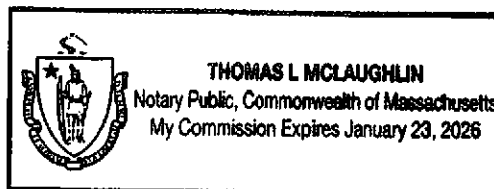

Ruth P. O'Grady

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 9th day of August, 2019, before me, the undersigned notary public, personally appeared, Ruth P. O'Grady, proved to me through satisfactory evidence of identification, which was MA DRIVER'S LICENSE, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.


Thomas L. McLaughlin, Notary Public
My Commission Expires: 01/23/2026



ATTEST: WORC Kathryn A. Toomey, Register