

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: 06/08/2021 03:21 PM
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Worcester South District Registry of Deeds
 Kathryn A. Toomey, Register
 90 Front St
 Worcester, MA 01608
 (508) 798-7717

QUITCLAIM DEED

I, Phyllis Tetreault, as Successor Trustee of the Claflin Family Irrevocable Trust u/t/d June 4, 2007 with mailing address of 141 Millville Road, Mendon, Massachusetts and recorded with the Worcester County Registry of Deeds in Book 65329, Page 174

For consideration paid and in full consideration of less than ONE HUNDRED DOLLARS (\$100.00)

Grant to Phyllis Tetreault of 28 Asylum Street, Mendon, Massachusetts 01756 and Ronald Claflin of 60 Upton Street, Uxbridge, Massachusetts 01569

WITH QUITCLAIM COVENANTS

A certain tract or parcel of land with the buildings thereon situated on the westerly side of Millville Road in said Mendon and being more particularly bounded and described as follows, to wit:

Beginning at a point on a stone wall at the northeasterly corner of the described premises at a point in the southwesterly line of said Road as laid out by the County Commissioners in 1937 which point of beginning is 1.93 feet distant S. 37° 39' 43" W. from a drill hole in said stone wall;

THENCE N. 39° 15' 00" W 48.79 feet to a Worcester County Highway bound;

THENCE by a curve to the left having a radius of 777.00 feet a distance of 71.13 feet to a Worcester County Highway bound;

THENCE N. 51° 52' 10" W. 33.39 feet to a point, the last three measurements being along the southwesterly location line of said Road as laid out in 1937;

THENCE S. 39° 37' 33" W. 9.73 feet to a drill hole in a base stone;

THENCE continuing the same course by a stone wall 82.99 feet to a drill hole;

THENCE S. 09° 06' 42" W. by a stone wall 176.56 feet to a drill hole at the corner of stone walls;

THENCE S. 67° 01' 30" E. by a stone wall 47.42 feet to a drill hole at the corner of stone walls;

Property Address: 141 Millville Road, Mendon

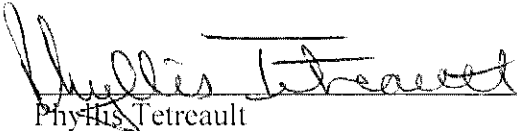
THENCE N. 34° 56' 45" E. by a stone wall 141.24 feet to a drill hole at the corner of stone walls;

THENCE S. 52° 00' 26" E. by a stone wall 130.12 feet to a drill hole at the corner of stone walls;

THENCE N. 37° 39' 43" E. by a stone wall 63.90 feet to the point of beginning, the last above-described premises are shown on plan entitled Plan of Land in Mendon, Mass., on Millville Road, June 23, 1956 by Eastman and Corbett Inc. Civil Engineers filed with Worcester District Registry of Deeds, Plan Book 217, Page 88.

For title see deed of John A. Claflin and Margaret E. Claflin dated June 4, 2007 and recorded in the Worcester District Registry of Deeds in Book 41272 Page 284.

WITNESS my hand and seal this 7th day of June 2021.

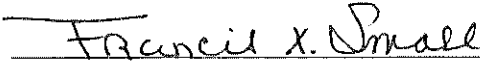

Phyllis Tetreault

THE COMMONWEALTH OF MASSACHUSETTS

Worcester ss.

June 7, 2021

On this 7th day of June 2021, before me, the undersigned notary public, personally appeared, Phyllis Tetreault, proved to me through satisfactory evidence of identification, which was a photographic identification, 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.


Notary Public: Francis X. Small
My Commission Expires May 22, 2026

ATTEST: WORC Kathryn A. Toomey, Register