

Worcester South District Registry of Deeds Electronically Recorded Document

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Recording Information

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Recording Fee (including excise)	: \$1,865.00

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 08/20/2021 02:20 PM
Ctrl# 227614 24258 Doc# 00117335
Fee: \$1,710.00 Cons: \$375,000.00

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

QUITCLAIM DEED

I, Charlene Taft, being unmarried, of Hampton, New Hampshire

For full consideration paid of THREE HUNDRED SEVENTY-FIVE THOUSAND AND 00/100 DOLLARS (\$375,000.00)

Grant to J-MAT REALTY LLC, a Massachusetts Limited Liability Company, with a principal place of business at 8 Hartford Ave. West, Mendon, Worcester County, Massachusetts

With Quitclaim Covenants

A certain tract or parcel of land in Mendon, Worcester County, Massachusetts, with the buildings thereon, situated on the southeasterly side of Millville Road, in Mendon, and being more particularly bounded and described as follows:

Northeasterly by a stone wall and an old back road, 50 feet, more or less;

Easterly by a stone wall and said road, 153 feet, more or less;

Southeasterly by a stone wall and land of one Hickmott, formerly of one Allen, 87 feet, more or less;

Southerly by a stone wall and land of one Wagner, formerly of one Brown, 184 feet, more or less; and

Westerly by said Millville Road and a stone wall, 260 feet, more or less.

The Grantor hereby releases 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.

Being the same property conveyed to the Grantor by deed recorded in the Worcester District Registry of Deeds in Book 13879, Page 223.

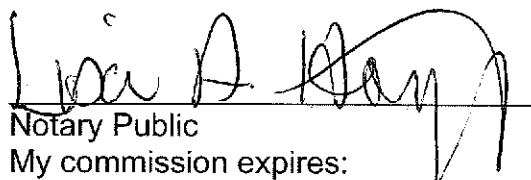
Property Address: 114 Millville Street, Mendon, MA (F/K/A 112 Millville Road)

Witness my hand and seal this 29th day of July, 2021.


Charlene E. Taft

COUNTY: Rockingham STATE OF NEW HAMPSHIRE

On this 29th day of July, 2021 before me, the undersigned notary public, personally appeared Charlene E. Taft provided 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 she signed it voluntarily for its stated purposes as her free act and deed.


Notary Public
My commission expires:

LISA A HOYT
NOTARY PUBLIC
State of New Hampshire
My Commission Expires
June 16, 2026

ATTEST: WORC Kathryn A. Toomey, Register