

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: 12/30/2021 03:47 PM
 Ctrl# 233357 24581 Doc# 00183564
 Fee: \$939.36 Cons: \$206,000.00

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

QUITCLAIM DEED

Property Address: 141 Millville Road, Mendon MA

We, Phyllis Tetreault of Mendon, MA and Ronald Clafin, of Mendon, MA, for consideration paid, and in full consideration of Two Hundred Six Thousand and 00/100 Dollars (\$206,000.00), grant to Jessica Shepherd, Individually, of 141 Millville Rd., Mendon, MA

with quitclaim covenants the following property in Worcester County, Massachusetts

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;

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;

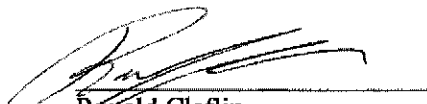
THENCE N. 37° 39' 43" E. by a stone wall 63.90 feet to the point of beginning, the last above-described premises are shown on plan entitled Plan of Land in Mendon, Mass., on Millville Road, June 23, 1956 by Eastmann and Corbett Inc. Civil Engineers filed with Worcester District Registry of Deeds, Plan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

Meaning and intending to convey the same premises as described by Deed dated June 7, 2021 and recorded June 8, 2021 with the Worcester South District Registry of Deeds in Book 65342, Page 262.

Grantors hereby release all rights of Homestead and state under the pains and penalties of perjury that no other persons are entitled to the benefits of an existing estate of Homestead.

WITNESS our hands and seals this 30 day of December, 2021.


Phyllis Tetreault


Ronald Claflin

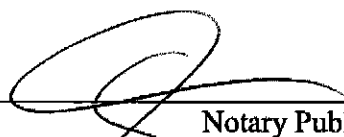
Norfolk, ss

COMMONWEALTH OF MASSACHUSETTS

On this 30 day of December, 2021, before me, the undersigned notary public, Phyllis Tetreault and Ronald Claflin personally appeared, proved to me through satisfactory evidence of identification, which were divorce, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily, as their free act and deed, for its stated purpose.

(Seal)





Notary Public

My commission expires: 10/18/24