

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
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Fee: \$410.40 Cons: \$90,000.00

Worcester South District Registry of Deeds
Anthony J. Vigliotti, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

QUITCLAIM DEED

We, **ROGER D. GOOD**, being married, and **GARY R. GOOD**, being unmarried, of Austin, Texas and Mendon, Massachusetts, respectively

In consideration paid and amount to Ninety Thousand and no/100 (\$90,000.00) Dollars

Grant to **LAWNEY M. TINIO**, Trustee of **MJT MILFORD REAL ESTATE TRUST** u/d/t dated February 8, 2002, recorded with Worcester Registry of Deeds in Book 25932, Page 17, as amended of record, of 13 North Avenue, Mendon, MA, with quitclaim covenants

PARCEL 1:

A certain tract or parcel of land, with the buildings thereon, situated on the westerly side of the road leading from Worcester to Providence, now called North Avenue, in said Mendon, being bounded and described as follows:

Beginning at the southeasterly corner of the granted premises at said road and at the northeasterly corner of driveway to "Locust hill" cemetery, so-called, thence by said driveway and stone fence posts, S. 79 ½° W., one hundred five (105) feet to a stake; thence turning an interior angle of 90° and running N. 10 ½° W., seventy-one (71) feet to a stone bound; thence turning an interior angle of 90° and running N. 79 ½° E., one hundred five (105) feet to said road, the last two (2) lines bounding on other land of the grantors; thence southeasterly by said road, seventy-one (71) feet to the stone post at the place of beginning.

PARCEL 2:

A certain tract or parcel of land situated on the westerly side of the road leading from Worcester to Providence, now called North Avenue, in said Mendon, adjoining and lying northerly of the premises described in deed dated June 9, 1943 and recorded with Worcester District Deeds, Book 2887, Page 209, and being more particularly bounded and described as follows, to wit:

Beginning at the southeasterly corner of the granted premises at said road and land of the grantor, thence S. 79 ¼° W., one hundred five (105) feet to a stone bound; thence turning an interior angle of 90° and running N. 10 ½° W., twenty (20) feet to a point; thence turning an interior angle of 90° and running N. 79 ½° E., one hundred five (105) feet to said road, the last two (2) lines bounding on land now or formerly of Goodnow; and thence southeasterly by said road twenty (20) feet, more or less, to the point of beginning.

Property Address: 90 North Avenue, Mendon, MA 01756

PARCEL 3:

A certain tract or parcel of land situated on the westerly side of North Avenue in said Mendon and being more particularly bounded and described as follows, to wit:

Beginning at a southeasterly corner of the granted premises at a point in the westerly line of said Avenue and other land of the grantor; thence S. 61° 32' 49" W., 3.14 feet to a stone bound; thence continuing the same course 105.00 feet to a point; thence S. 28° 27' 11" E., 20.00 feet to a stone bound; thence continuing the same course 71.00 feet to a stake in the line of stone posts, the last four measurements bounding on said other land of the grantor; thence S. 61° 32' 49" W., by the driveway to "Locust Hill" cemetery, so-called, in part by line of stone posts and in part by a stone wall 159.91 feet to a drill hole at the intersection of stone walls; thence N. 21° 17' 11" W., by a stone wall and land now or formerly of one Mahern, formerly of one Quigley, 171.19 feet to an iron pipe in said stone wall; thence N. 65° 00' 19" E., by remaining land now or formerly of Goodnow et al. to be conveyed to Everett F. Goodnow et ux. 251.01 feet to a stake in the westerly line of said Avenue; thence S. 24° 59' 41" E., by the westerly line of said Avenue 64.00 feet to the point of beginning.

I, Vilma Goncalves Good, spouse of Roger D. Good, hereby voluntarily release any rights of homestead in the subject premises as set forth in M.G.L., c.188, if any.


Grantors hereby voluntarily release any rights of homestead in the subject premises as set forth in M.G.L., c.188, if any, and certify that there are no other person(s) entitled to the protection of the Homestead Act.

Meaning and intending to convey the same premises conveyed to Grantors by deed dated March 25, 2003, recorded with Worcester Registry of Deeds in Book 29458, Page 256.

Witness our hands and seals this 24 day of August 2017.



Roger D. Good




Vilma Goncalves Good

USA/Travis
County

STATE OF TEXAS

On this 24 day of August 2017, before me, the undersigned notary public, personally appeared ROGER D. GOOD and VILMA GONCALVES GOOD, proved to me through satisfactory evidence of identification, which were VALID driver's licenses, to be the persons whose names are signed on the preceding or attached document, and acknowledge to me that they signed it voluntarily for its stated purpose.





Olga A Henson, Notary Public
My commission expires: 01-26-2018

Witness my hand and seal this 31 day of August 2017.

Gary R. Good
Gary R. Good

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 31st day of August 2017, before me, the undersigned notary public, personally appeared GARY R. GOOD, proved to me through satisfactory evidence of identification, which was a valid driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledge to me that he signed it voluntarily for its stated purpose.

David G. Harrison
David G. Harrison Notary Public
My commission expires:

