

# 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: 07/02/2018 03:08 PM  
Ctrl# 184237 27344 Doc# 00067147  
Fee: \$1,162.80 Cons: \$255,000.00  
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Worcester South District Registry of Deeds  
Anthony J. Vigliotti, Register  
90 Front St  
Worcester, MA 01608  
(508) 798-7717

**QUITCLAIM DEED**

I, Stephen J. Amara, of Mendon, Massachusetts

For consideration paid and in full consideration of TWO HUNDRED FIFTY FIVE THOUSAND AND NO/100 DOLLARS (\$255,000.00)

Grant to Suzanne E. Coady, Individually, now of 5 Taft Avenue, Mendon, Worcester County, Massachusetts

***With Quitclaim Covenants***

A certain tract or parcel of land including all buildings thereon situated on the westerly side of Taft Avenue in Mendon in the County of Worcester and Commonwealth of Massachusetts, bounded and described as follows to wit:

Beginning at the southeasterly corner of the granted premises on the westerly side of Taft Avenue at land now or formerly of Parisi; thence N. 64 degrees 13' 48" W., 52/38 feet to a point at land n/f of Hill; thence N. 13 degrees 18' 07" E., 46.0 feet to a point on a wall; thence S. 46 degrees 32' 59" E., 33.69 feet to a point of said Taft Avenue; thence S. 15 Degrees 17' 40" E., 46.00 feet along said Taft Avenue to point of beginning. All as shown on Plan of Land in the town of Mendon, Mass. Property of James and Barbara Hill Scale 1" = 20' Date: Dec. 12, 1977, Blackstone Valley Survey and Engineering, Inc. 268 Upton Road, Grafton, Mass. Said plan filed with Worcester District Registry of Deeds in Plan Book 448, Plan 22.

Under and subject to any existing covenants, easements, encroachments, conditions, restrictions, and agreements affecting this property.

5 Taft Avenue, Mendon

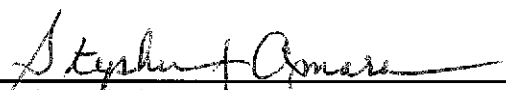
Together with all and singular the improvements, ways, streets, alleys, passages, water, watercourses, right, liberties, privileges, hereditaments, and appurtenances whatsoever hereto belonging or in anywise appertaining and the reversions and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor in law, equity, or otherwise howsoever, of and to the same and every part thereof.

Said premises are conveyed together with the perpetual right and easement to use land on said Taft Avenue all as described in an instrument of the Inhabitants of the Town of Mendon to James J. Hill, et ux, dated March 6, 1978 recorded with Worcester District Registry of Deeds in book 6184, Page 214.

The Grantor hereby releases all rights of homestead and states 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 premises conveyed to the Grantor by deed dated December 9, 2015 and recorded in the Worcester District Registry of Deeds in Book 54707, Page 285

Witness my hand and seal this 28<sup>th</sup> day of June, 2018.

  
Stephen J. Amara

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS:

June 28, 2018

On this 28<sup>th</sup> day of June, 2018, before me, the undersigned notary public, personally appeared Stephen J. Amara and acknowledged the foregoing instrument to be his free act and deed, and proved to me through satisfactory evidence of identification, which was a Massachusetts Driver's License to be the person whose name is signed voluntarily on the preceding or attached document in my presence and for its stated purpose.

  
Janet C. Drapeau, Notary Public  
My Commission Expires: 10/26/2018



JANET C. DRAPEAU  
NOTARY PUBLIC  
COMMONWEALTH OF MASSACHUSETTS  
MY COMMISSION EXPIRES OCTOBER 26, 2018

ATTEST: WORC Anthony J. Vigliotti, Register