

Worcester South District Registry of Deeds Electronically Recorded Document

This is the first page of the document – Do not remove

Recording Information

Document Number	: 30809
Document Type	: DEED
Recorded Date	: March 04, 2021
Recorded Time	: 03:07:47 PM
Recorded Book and Page	: 64614 / 9
Number of Pages(including cover sheet)	: 3
Receipt Number	: 1317161
Recording Fee (including excise)	: \$1,869.56

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 03/04/2021 03:07 PM
Ctrl# 220703 22268 Doc# 00030809
Fee: \$1,714.56 Cons: \$376,000.00

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

QUITCLAIM DEED

We, **Bruce J. Limburg and Janice Limburg**, husband and wife, of Mendon, MA

In consideration paid and amounting to Three Hundred Seventy-Six Thousand and no/100 (\$376,000.00) Dollars

Grant to **Ashley Leblanc and Spenser C. Brosseau**, as joint tenants, now of 97 Blackstone Street, Mendon, MA 01756, with quitclaim covenants

The land with the buildings thereon situated in Mendon, Worcester County, Massachusetts, namely:

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

Beginning at the northeasterly corner of the granted premises on the westerly side of said Blackstone Street and at the southeasterly corner of land of one Sullivan et al, said point being 517.52 feet distant southerly from a drill hole in a wall at the intersection of the westerly line of said Blackstone Street and the southerly line of a proposed street;

- THENCE Westerly by said Sullivan land 210 feet, more or less, to a point;
- THENCE S. 18° 45' E. 47 feet, more or less, to a drill hole at the corner of stone walls;
- THENCE Southeasterly by a stone wall 45 feet, more or less, to an angle to the wall;
- THENCE Southeasterly by said wall 95 feet, more or less, to an angle in the wall;
- THENCE Southeasterly by said wall 81 feet, more or less, to a drill hole at the corner of stone walls at said Blackstone Street, the last three courses bounding on land now or formerly of one Yanco;

Property Address: 97 Blackstone Street, Mendon, MA 01756

Property Address: 97 Blackstone Street, Mendon, MA

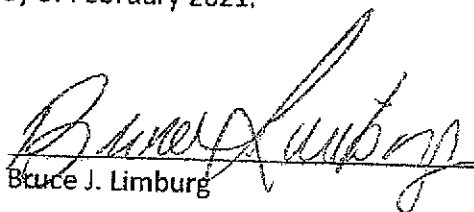
THENCE · Northeasterly by a stone wall and said Blackstone Street 85 feet, more or less, to an angle in the wall; and

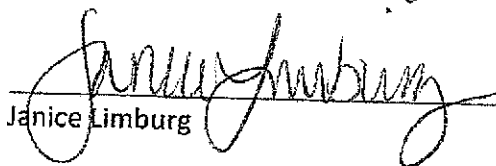
THENCE N. 0° 50' W. by said stone wall and said street 92 feet to the point of beginning.

Grantors hereby release and terminate any and all estates of homestead in and to the property conveyed herein, whether created automatically pursuant to Massachusetts General Laws or by declaration, and confirm under pains and penalties of perjury that there are no other persons entitled to an estate of homestead in the subject property.

Meaning and intending to convey the same premises conveyed to Grantors by deed recorded with Worcester Registry of Deeds in Book 55614, Page 106.

Witness our hands and seals this 17th day of February 2021.

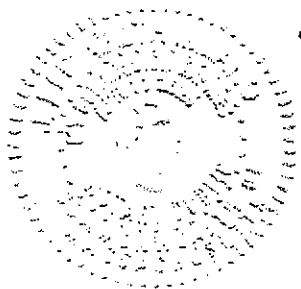

Bruce J. Limburg

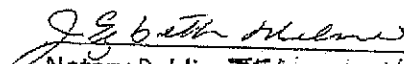

Janice Limburg

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss

On this 17th day of February 2021, before me, the undersigned notary public, personally appeared Bruce J. Limburg and Janice Limburg, proved to me through satisfactory evidence of identification, which were valid MA driver's licenses, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.




Notary Public J. Elizabeth Milano
My Commission Expires: April 11, 2025



J. ELIZABETH MILANO
Notary Public
Commonwealth of Massachusetts
My Commission Expires
April 11, 2025