

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: 07/29/2022 12:32 PM
 Ctrl# 240653 13076 Doc# 00083445
 Fee: \$1,869.60 Cons: \$409,900.00

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

QUITCLAIM DEED

Susan L. Swanson, married to Kathleen Mary Gorman, of Uxbridge, Massachusetts

for consideration paid and in full consideration of Four Hundred Nine Thousand Nine Hundred and 00/100 (\$409,900.00) Dollars

grants to **Lauren Rojee & Matthew Felleman**, as joint tenants

now of 62 North Avenue, Mendon, Massachusetts 01756

with *quitclaim covenants*:

A certain tract or parcel of land, with the buildings thereon, situated on the westerly side of North Avenue in Mendon, Worcester County, Massachusetts, and being more particularly bounded and described as follows, to wit: -

Beginning at a concrete bound in the westerly location line of said Avenue as laid out by the County of Worcester in 1952 at the southeasterly corner of the granted premises and at land now or formerly of one Holmes,

THENCE northerly by said location line, being a curve to the right having a radius of 1921.04 feet, 65.40 feet to a cement bound;

THENCE S. 71° 40' W. by land now or formerly of Barrows, 124.75 feet to a point;

THENCE S. 20° 00' E. by Lot B as shown on the hereinafter mentioned plan, 90.48 feet to a point; and

THENCE N. 60° 00' E. by land now or formerly of Holmes, 123.37 feet to the bound at the point of beginning.

Said premises are shown as Lot "A" on plan entitled Land in Mendon, Mass. of Eric Swanson et ux. Division into Lot A and Lot B dated Sept. 30, 1967 by Paul V. Swanson, Surveyor, recorded with the Worcester District Registry of Deeds in Plan Book 313, Plan 84.

Said Lot is conveyed subject to and with the benefit of an Easement Agreement, dated May 10, 2022, recorded with said Deeds in Book 67575, Page 42.

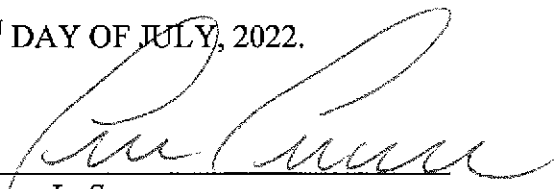
Property Address: 62 North Avenue, Mendon, Massachusetts

Grantor releases any and all rights of Homestead in the property and swears under the pains and penalties of perjury that no other individual is entitled to a right of Homestead in the property.

I am married, but my spouse, Kathleen Mary Gorman, has never occupied and does not occupy any portion of the premises as her principal residence, and is therefore not entitled to claim the benefit of an existing estate of homestead in the premises.

Meaning and intending to convey and hereby conveying the same premises conveyed to Grantor by Deed recorded with the Worcester District Registry of Deeds in Book 67575, Page 37.

WITNESS MY HAND AND SEAL THIS 26TH DAY OF JULY, 2022.



Susan L. Swanson

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

July 26, 2022

On this 26th day of July, 2022, before me, the undersigned notary public, personally appeared Susan L. Swanson, proved to me through satisfactory evidence of identification, which was a Massachusetts 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 purpose.


William D. Sack, Notary Public
My Commission Expires: 2/27/26



WITNESS MY HAND AND SEAL THIS 26TH DAY OF JULY, 2022. THE UNDERSIGNED JOINS IN THIS DEED FOR THE SOLE PURPOSE OF RELEASING ANY EXISTING HOMESTEAD RIGHTS SHE MAY HAVE IN THIS PROPERTY.


Kathleen Mary Gorman

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

July 26, 2022

On this 26th day of July, 2022, before me, the undersigned notary public, personally appeared Kathleen Mary Gorman, proved to me through satisfactory evidence of identification, which was a Massachusetts 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 purpose and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of her knowledge and belief.



William D. Sack, Notary Public
My Commission Expires: 2/27/26

