

# 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: 12/06/2022 03:37 PM  
Ctrl# 245322 17803 Doc# 00129221  
Fee: \$1,185.60 Cons: \$260,000.00

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

## QUITCLAIM DEED

ERIC E. PATERSON, of Alexandria, New Hampshire, individually and as Personal Representative of the Estate of Dianne M. Wilt aka Dianne Williams (Worcester County Probate and Family Court, Docket No. WO20P3177EA), by power conferred by the Last Will and Testament of Dianne M. Wilt and by every other power, and LYNETTE N. BIGGS, of Marlborough, Massachusetts,

for consideration paid in the amount of Two Hundred Sixty Thousand and 00/100 (\$260,000.00) Dollars

grant to SHAWN CLIFTON, now of 46 North Avenue, Mendon, Massachusetts, individually,

with quitclaim covenants

a certain parcel of land, together with the buildings and improvements thereon, situated on the westerly side of North Avenue in Mendon, Worcester County, Massachusetts, bounded and described as follows:

BEGINNING at the southeasterly corner of the granted premises at land now or formerly of one Phipps (and formerly of one Aldrich) and at the corner of stone walls; thence;

WESTERLY                    by a stone wall 92 feet, more or less, to the corner of stone walls; thence

NORTHERLY                by a stone wall and the line of said stone wall extended northerly, 152 feet, more or less, to a point on a stone wall, which point is 80 feet, more or less, westerly of a corner of stone walls at said North Avenue, measured along the stone wall, the last two courses bounding by said Phipps land; thence

EASTERLY                by said stone wall 80 feet, more or less, to a corner of stone walls as said North Avenue; thence

SOUTHERLY                by said stone wall and said North Atlantic Avenue to the point of beginning.

The undersigned hereby release all rights of Homestead to and in the granted premises and swear and acknowledge under the pains and penalties of perjury that no other persons are entitled to the benefit of an existing estate of Homestead.

Being all and the same premises described in a Deed of Distribution dated May 10, 2022 and recorded with the Worcester County (Worcester District) Registry of Deeds in Book 68115, Page 130. See also Estate of Dianne M. Wilt aka Dianne Williams (Worcester County Probate and Family Court, Docket No. WO20P3177EA).

PROPERTY ADDRESS: 46 NORTH AVENUE, MENDON, MA

Witness my hand and seal this 29 day of Nov, 2022.



ERIC E. PETERSON, individually and as  
Personal Representative

STATE OF NEW HAMPSHIRE

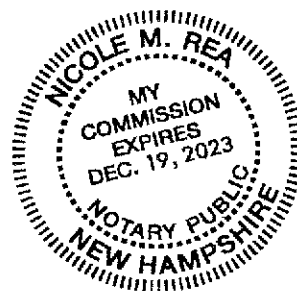
Grafton, ss.

On this 29 day of Nov, 2022., before me, the undersigned notary public, personally appeared ERIC E. PETERSON, proved to me through satisfactory evidence of identification, which was NH DL, 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, individually and as Personal Representative of the Dianne M. Wilt aka Dianne Williams.



, Notary Public

My Commission Expires: 12/19/2023



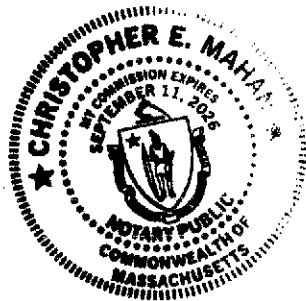
Witness my hand and seal this 30 day of November, 2022.

Lynette Biggs  
LYNETTE N. BIGGS

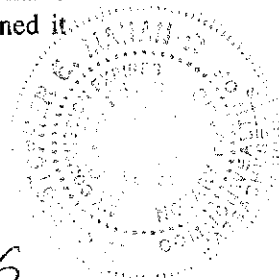
COMMONWEALTH OF MASSACHUSETTS

Middlesex  
Worcester, ss.

On this 30 day of November, 2022., before me, the undersigned notary public, personally appeared LYNETTE N. BIGGS, proved to me through satisfactory evidence of identification, which was MA 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.



[Signature]  
\_\_\_\_\_, Notary Public  
My Commission Expires: 9/11/2026



ATTEST: WORC Kathryn A. Toomey, Register