

# 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: 11/06/2023 10:47 AM  
 Ctrl# 254699 11409 Doc# 00092717  
 Fee: \$501.60 Cons: \$109,900.00  
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Worcester South District Registry of Deeds  
 Kathryn A. Toomey, Register  
 90 Front St  
 Worcester, MA 01608  
 (508) 368-7000

**Quitclaim Deed**

I, Thomas J. Wickstrom as trustee of the 24 Taft Avenue Realty Trust-2020, UDT dated September 17, 2020 (See MGL, Ch. 184, Sec.35 Trustee Certificate recorded with Worcester Registry of Deeds in Book 63280, Page 374)

in consideration of ONE HUNDRED NINE THOUSAND NINE HUNDRED and 00/100 (\$109,900.00) DOLLARS

**GRANT TO** Michael G. Callahan and Josephine A. Callahan, husband and wife as tenants by the entirety, of 240 West End Drive, Punta Gorda, FL 33850 With ***QUITCLAIM***

***COVENANTS***

A certain parcel of land, together with the buildings thereon, situated in the westerly part of Mendon, Worcester County, Massachusetts, on Taft Avenue, being those premises described in deed of Robert Metthe, et ux. to George C. Robinson, et ux., dated September 21, 1957, recorded with Worcester District Deeds, Book 3894, Page 249.

Said premises are shown as Lot 30 on plan entitled "Plan of Lakeside Park, Mendon, Mass., owned by Luther E. Taft's Heirs, June 1917", filed with Worcester District Deeds, Plan Book 31, Plan 50.

Grantor here in releases any and all rights of homestead in the property and states, under the pains and penalties of perjury that he knows of no other person or persons entitled to claim the benefit of the Homestead Act, in the premises.

Being the same premises conveyed in that certain Deed from Thomas Canesi to the 24 Taft Avenue Realty Trust-2020, dated September 17, 2020 and recorded with the Worcester District Registry of Deeds on September 18, 2020 in Book 63280, Page 377.

[SIGNATURES ON FOLLOWING PAGE]

Property Address: 24 Taft Avenue, Mendon, MA 01756

Executed as a sealed instrument this 2<sup>nd</sup> day of November, 2023.

24 Taft Avenue Realty Trust-2020:

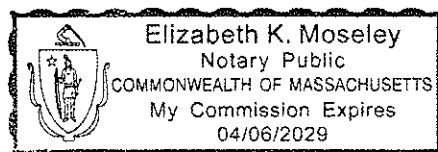
Thomas J. Wickstrom  
Thomas J. Wickstrom, Trustee

Commonwealth of Massachusetts

Worcester, ss.

On this 2<sup>nd</sup> day of November, 2023, before me, the undersigned notary public, personally appeared Thomas J. Wickstrom, Trustee, the above-named and proved to me through satisfactory evidence of identification being a drivers license, to be the person whose name is signed on this document, and acknowledged to me that he signed it voluntarily for its stated purpose and that the foregoing instrument is his free act and deed.

Elizabeth K. Moseley  
Elizabeth K. Moseley, Notary Public  
My Commission Expires: 04/06/2029



ATTEST: WORC Kathryn A. Toomey, Register