

Worcester South District Registry of Deeds Electronically Recorded Document

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Recording Information

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Recording Fee (including excise)	: \$1,265.00

 MASSACHUSETTS EXCISE TAX
 Worcester District ROD #20 001
 Date: 11/13/2015 02:31 PM
 Ctrl# 148402 29786 Doc# 00120511
 Fee: \$1,140.00 Cons: \$249,900.00

Worcester South District Registry of Deeds
 Anthony J. Vigliotti, Register
 90 Front St
 Worcester, MA 01608
 (508) 798-7717

QUITCLAIM DEED

We, **Dorothy C. Chapman**, of Mendon, Massachusetts, **Colleen A. Amedure** of Lowell, Massachusetts, **Charles A. Chapman** of Douglas, Massachusetts and **Thomas J. Chapman** of Upton, Massachusetts

For consideration paid and in full consideration of TWO HUNDRED FORTY-NINE THOUSAND NINE HUNDRED (\$249,900.00) DOLLARS

Grant **Ellen^{E.} Wasserbauer** now of 19 North Avenue, Mendon, Worcester County, Massachusetts 01756

WITH QUITCLAIM COVENANTS

A certain parcel of land, together with the buildings thereon, situated on the northeasterly side of North Avenue in said Mendon, bounded and described as follows, to wit:

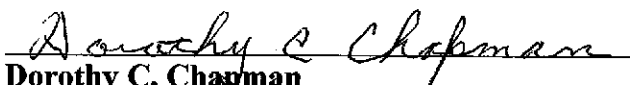
Property Address: 19 North Avenue, Mendon, MA

- BEGINNING at a drill hole in the wall on the northeasterly side of North Avenue at land now or formerly of one Taft;
- THENCE N. 36° 41' E, by said Taft land as the wall now runs 174.23 feet to a drill hole in the wall at land now or formerly of L. F. Svedine, et ux;
- THENCE N. 29° 09' W. by said Svedine land, 105.55 feet to a stone bound;
- THENCE S. 54° 50' W. still by land now or formerly of said Svedine, 160 feet to a stone bound on the northeasterly side of said Avenue;
- THENCE S. 29° 09' E. by the northeasterly side of said Avenue, 100 feet to the point of beginning.

For our title see deed of Dorothy C. Chapman dated March 1, 2002 and recorded in the Worcester District Registry of Deeds in Book 26164, Page 310 and CONFIRMATORY DEED dated October 9, 2015 and recorded with the Worcester Registry of deeds in Book 54440, Page 248

Grantors hereby state, under the pains and penalty of perjury, that they are not entitled to any benefits of an existing estate of Homestead as this property is not their primary residence. They also state, under the pains and penalties of perjury, that no other persons are entitled to any benefits of an existing estate of Homestead.

WITNESS our hands and seals this 9th day of October 2015.


Dorothy C. Chapman

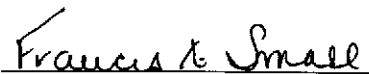

Colleen A. Amedure

THE COMMONWEALTH OF MASSACHUSETTS

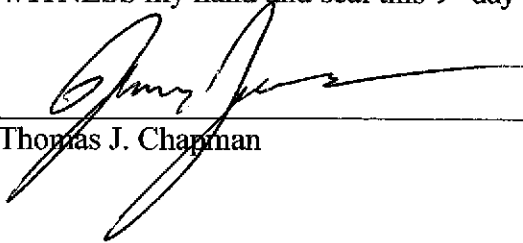
Worcester, ss.

October 9, 2015

On this 9th day of October, 2015, before me, the undersigned notary public, personally appeared **Dorothy C. Chapman** and **Colleen A. Amedure**, who proved to me through satisfactory evidence of identification, which was a Massachusetts Driver', 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: Francis X. Small
My Commission Expires: 06/06/2019

WITNESS my hand and seal this 9th day of October 2015.



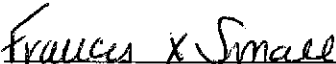
Thomas J. Chapman

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

October 9, 2015

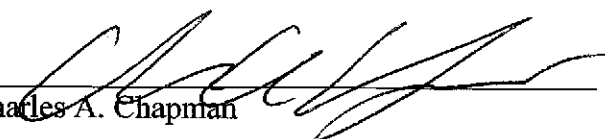
On this 9th day of October, 2015, before me, the undersigned notary public, personally appeared Thomas J. Chapman, who proved to me through satisfactory evidence of identification, which was a Massachusetts Driver', to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



Notary Public: Francis X. Small

My Commission Expires: 06/06/2019

WITNESS my hand and seal this 9th day of October 2015.



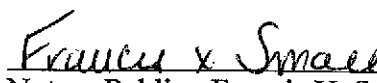
Charles A. Chapman

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

October 9, 2015

On this 9th day of October, 2015, before me, the undersigned notary public, personally appeared Charles A. Chapman, who proved to me through satisfactory evidence of identification, which was a Massachusetts Driver', to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



Notary Public: Francis X. Small
My Commission Expires: 06/06/2019

ATTEST: WORC Anthony J. Vigliotti, Register