

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: 08/31/2020 12:00 PM
 Ctrl# 213258 13849 Doc# 00098906
 Fee: \$1,983.60 Cons: \$435,000.00

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

QUITCLAIM DEED

Lawney M. Tinio, an unmarried man, of Mendon, Worcester County, Massachusetts,

for consideration paid of Four Hundred Thirty-Five Thousand and 00/100 (\$435,000.00) Dollars

grants to **Alexander Philip Kadish**, now of 13 North Avenue, Mendon, Worcester County, Massachusetts, individually,

with quitclaim covenants

the land, together with the buildings and improvements thereon, situated on the easterly side of North Avenue in Mendon, Worcester County, Massachusetts, and shown as LOT 13 on a plan of land entitled PLAN OF LAND IN MENDON, MA OWNERS: LOT 13 LAWNEY M. TINIO LOTS 15 AND 17 WILLIAM L. & MARY J. AUTY SCALE: 30 FEET TO AN INCH DATE: JANUARY 26, 2012" prepared by Guerriere & Hanlon, Inc. and filed with the Worcester County (Worcester District) Registry of Deeds in Plan Book 894, Plan 9, bounded and described as follows:

BEGINNING at a point on the easterly line of said North Avenue at the southwesterly corner of premises herein described;

THENCE N 49° 24' 19" E. 46.41 feet to a point;

THENCE N 50° 52' 59" E. 85.93 feet to a point;

THENCE N. 36° 09'03" E. 49.77 feet to an iron rod w/cap (set), the last three (3) courses bounding northwesterly by land now of formerly of William A. & Mary J. Auty;

THENCE S. 37° 14' 07" E. 131.26 feet to an iron rod, bounding northeasterly by land now or formerly of Lena M. Fino, John M. Fino, and Richard B Fino, as Trustees of L.J.R. Realty Trust;

THENCE S. 60° 54' 31" W. 185.10 feet to the easterly line of said North Avenue, bounding southerly by land now or formerly of Marie E. Hall;

THENCE N. 34° 59' 55" W. 85.33 feet by and with said North Avenue to the point of beginning.

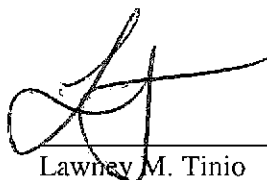
Said parcel is conveyed subject to an agreement to maintain a fence as set forth in deed of Clarence A. Taft to Edward T. Powers, dated May 5, 1914 and recorded with the Worcester County (Worcester District) Registry of Deeds in Book 2053, Page 39, insofar as the same is in force and applicable.

Property Address: 13 North Avenue, Mendon, Massachusetts

The undersigned hereby releases all rights of Homestead to and in the granted and swears and acknowledges under the pains and penalties of perjury that no other persons are entitled to the benefit of an existing estate of Homestead.

Meaning and intending to convey all and the same premises conveyed to the Grantors by deed dated September 30, 2010 and recorded with the Worcester County (Worcester District) Registry of Deeds in Book 46427, Page 152; as affected by Boundary Line Agreement dated May 8, 2012 and recorded with said Deeds in Book 48949, Page 173..

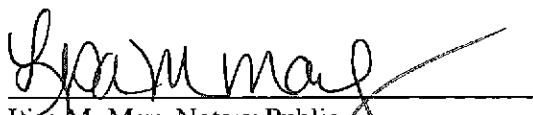
Witness our hands and seals this 19th day of August, 2020.



Lawney M. Tinio

COMMONWEALTH OF MASSACHUSETTS

On this 19th day of August, 2020, before me, the undersigned notary public, personally appeared Lawney M. Tinio, proved to me through satisfactory evidence of identification, which was personal knowledge of his identity, 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.



Lisa M. May, Notary Public
My Commission Expires: 12/24/2021

