

# Worcester South District Registry of Deeds Electronically Recorded Document

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## Recording Information

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Recording Fee (including excise)	: \$2,175.08

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 MASSACHUSETTS EXCISE TAX  
 Worcester District ROD #20 001  
 Date: 02/03/2023 11:54 AM  
 Ctrl# 246838 03546 Doc# 00010686  
 Fee: \$2,020.08 Cons: \$443,000.00  
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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**

I, **Ellen Roberts, f/k/a Ellen E. Wasserbauer**, being married, of Mendon, Massachusetts,

For consideration paid and in full consideration of Four Hundred Forty-Three Thousand and 00/100 (\$443,000.00) Dollars,

grant to **Barbara A. Marshall and Jeffrey A. Marshall**, Trustees of the Marshall Family Trust, under declaration of trust dated June 26, 2018 per Trustees Certificate recorded herewith, of 21 School Street, Holliston, MA,

With QUITCLAIM COVENANTS,

A certain parcel of land together with the buildings thereon, situated on the northeasterly side of North Avenue in Mendon, Worcester County, bounded and described as follow:

- 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.

Grantor's spouse, Cory Roberts, joins in said deed for the sole purpose of releasing any and all potential rights of homestead he may have to the property. Grantor hereby releases any and all potential rights of homestead she may have to the property, and swears under the pains and penalty of perjury that no other persons are entitled to any benefits of an existing estate of homestead.

Being the same premises as described in Deed dated October 9, 2015, and recorded with the Worcester South District Registry of Deeds in Book 54570, Page 25.

**PROPERTY ADDRESS: 19 North Avenue, Mendon, MA**

Witness my hand and seal this 23 day of January, 2023.



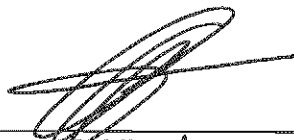
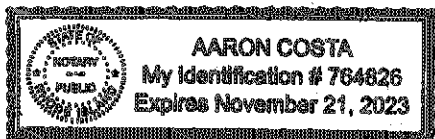
Ellen Roberts

**ACKNOWLEDGEMENT**

COMMONWEALTH OF MASSACHUSETTS <sup>AC</sup>  
STATE OF RHODE ISLAND

County: BRISTOL, ss.

On this 23<sup>RD</sup> day of January, 2023, then personally appeared the above named **Ellen Roberts**, proved to me, through satisfactory evidence of identification, which was MA DRIVER LICENSE, to be the person whose name is signed on this document, and acknowledged to me that she signed it voluntarily for its stated purpose and it was her free act and deed.



Notary Public: AARON COSTA  
My commission expires: 11-21-2023

Witness my hand and seal this 23<sup>rd</sup> day of January, 2023.

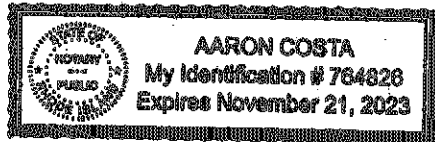
Cory Roberts  
Cory Roberts

**ACKNOWLEDGEMENT**

COMMONWEALTH OF MASSACHUSETTS AND  
STATE OF RHODE ISLAND

County: Bristol, ss.

On this 23<sup>rd</sup> day of January, 2023, then personally appeared the above named **Cory Roberts**, proved to me, through satisfactory evidence of identification, which was MA DRIVER 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 it was his free act and deed.



Aaron Costa

Notary Public: AARON COSTA  
My commission expires: 11-21-2023