

# 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: 09/06/2023 10:37 AM  
 Ctrl# Doc# 00073823  
 Fee: \$.00 Cons: \$1.00  
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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

We, WILLIAM A. AUTY and SUSAN M. AUTY, as Husband and Wife, having a principal residence of 69 Washington Road in Mendon, MA, in consideration of One Dollar (\$1.00),

GRANT To: WILLIAM ALBERT AUTY and SUSAN MAY AUTY, as Co-Trustees of the W&S AUTY FAMILY TRUST, u/d/t/ dated August 31, 2023, said trust executed prior to this deed. Said trust has a mailing address 69 Washington Street, Mendon, MA 01756.

*With Quitclaim Covenants*

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

BEGINNING at the northeast corner at a stake in a wall at land of one Frank M. Aldrich;

THENCE Southerly along said North Avenue 95 feet more or less to a stake at land of one William H. Casey;

THENCE Westerly 160 feet more or less to a stake in a stone wall at land of one William H. Casey;

THENCE Northerly 45 feet more or less to a stone wall at land of one Frank M. Aldrich;

THENCE Easterly along said stone wall 160 feet more or less to the place of beginning.

Meaning and intending to convey the same premises as conveyed to Grantors by deed dated September 26, 2000 recorded with the Worcester Country Registry of Deeds in Book 23036, Page 249.

Trustee Certificate for said trustees of the W&S AUTY FAMILY TRUST, u/d/t/ dated August 31, 2023, (said trust executed this same date before the execution of this Deed), is recorded this date at the Worcester District Registry of Deeds.

[SIGNATURES AND ACKNOWLEDGMENT TO FOLLOW]

40 North Avenue, Mendon, MA 01756

WITNESS our hands and seal this August 31, 2023.

William A. Auty  
WILLIAM A. AUTY

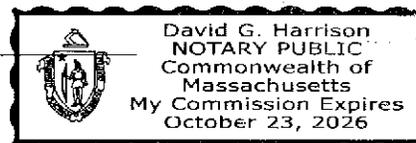
Susan M. Auty  
SUSAN M. AUTY

COMMONWEALTH OF MASSACHUSETTS

County of Worcester

On this August 31, 2023, then personally appeared before me the above named WILLIAM A. AUTY and SUSAN M. AUTY, to me known to be the person(s) described in and who executed the foregoing instrument / ~~proved~~ to me through satisfactory evidence of identification which was Driver's License / Personal Knowledge / \_\_\_\_\_, to be the person(s) whose name is/are signed on the preceding or attached document, and said person(s) acknowledged to me that he/she signed it voluntarily for its stated purpose.

[Signature]  
Notary Public:  
My Commission Expires:



\*\*\*\*\*Deed regarding 40 North Avenue, Mendon, MA\*\*\*\*\*