

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 02:12 PM
 Ctrl# 252916 18928 Doc# 00074048
 Fee: \$1,140.00 Cons: \$250,000.00

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 (aka William Albert Auty) and SUSAN M. AUTY, as Husband and Wife, having a principal residence of 69 Washington Road in Mendon, MA, in consideration of Two Hundred and Fifty Thousand Dollars (\$250,00.00),

GRANT To: WILLIAM DERIK AUTY, now of 38 North Avenue, 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, County of Worcester, Massachusetts, bounded and described as follows:

Beginning at a point on said North Avenue at land now or formerly of one Arthur B. Hall, Jr. running southeasterly sixty (60) feet along said North Avenue to a proposed street called West Circle Avenue; thence running S. 62 degrees 30' W. one hundred sixteen (116) feet by said proposed street to other land now or formerly of Casey; thence running N. 27 degrees 30' W. sixty-eight (68) feet along other land of said Casey to land now or formerly of one Arthur B. Hall, Jr.; thence running northeasterly one hundred eleven (111) feet, along said Hall land, to the point of beginning.

The said premises are shown as Lot No. IA on plan entitled "Casey Plat, Mendon, Mass. Owned by William H. Casey Nov. 1947, Scale 1" equals 40' by Francis H. Brennan, Surveyor, Uxbridge, Mass." which plan is recorded in Worcester South District Registry of Deeds in Plan Book 201, Plan 73.

Said premises are subject to pole and wire rights as recited in an instrument from William H. Casey and Sadie T. Casey to Worcester County Electric Company and New England Telephone and Telegraph Company recorded with said Registry of Deeds on December 20, 1951 in Book 3388, Page 9.

Meaning and intending to convey the same premises as conveyed to Grantors by deed dated December 16, 2008 recorded with the Worcester County Registry of Deeds in Book 43639, Page 52.

[SIGNATURES AND ACKNOWLEDGMENT TO FOLLOW]

38 North Avenue, Mendon, MA 01756

WITNESS our hands and seal this August 31, 2023.

William Albert Auty
WILLIAM A. AUTY

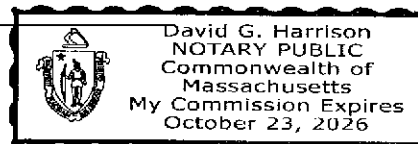
Susan M. Auty
SUSAN M. AUTY

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 38 North Avenue, Mendon, MA*****