

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

Mayer, Antonellis, Jachowicz & Haranas, LLP
 439 Worcester Road
 P.O. Box 986
 Framingham, MA 01701-0986

QUITCLAIM DEED

I, **Peggy Ann Phipps**, individually, of 91 North Avenue, Mendon, MA,
 in consideration of **Less than One Hundred and 00/100 (\$100.00) Dollars** received,
 grants to, **Joseph T. Phipps**, individually of 83 Fletcher Street, Whitinsville, MA, 01588

with QUITCLAIM COVENANTS:

A certain tract or parcel of land containing one acre and four rods, more or less, with buildings thereon, situated in the northerly part of the town of Mendon in said County of Worcester, on the easterly side of the road leading from Mendon to Upton and bounded as follows, viz: - beginning at the northwesterly corner of the premises at said road at land now or late of John L. Davenport, thence easterly on said Davenport land twenty four (24) rods, two (2) links to land now or late of William W. Neldon; thence southwesterly on said Nelson land about twenty-seven (27) rods, twenty-two (22) links, to said road thence northerly on said road to the point of beginning.

The Grantor does hereby reserve for herself a life estate in the real estate as described herein.

For Grantors' title see Deed dated August 30, 1963 and recorded with the Worcester District Registry of Deeds in Book 4400 Page 251.

Property Address: 91 North Ave, Mendon, MA

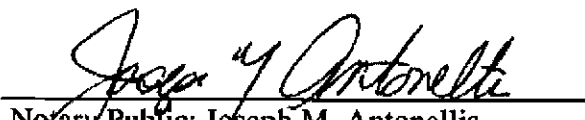
Witness my hand and seal this 24 day of August, 2017.


Peggy Ann Phipps

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

On this 24 day of August, 2017, before me the undersigned notary public, personally appeared the above-named **Peggy Ann Phipps** who proved to me to be the person/s whose names is signed on the foregoing Deed by providing a driver's license, and acknowledged to me that she signed it voluntarily for its stated purpose.


Notary Public: Joseph M. Antonellis
My Commission Expires: March 16, 2018

