



2018 00050096

Bk: 58845 Pg: 371

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QUITCLAIM DEED

I, **Joseph T. Phipps**, married, of Whitinsville, Massachusetts and for consideration paid, and in full consideration of **Less than One Hundred (\$100.00) Dollars**, grant to **Joseph T. Phipps** and **Wendy M. Gosselin**, husband and wife as tenants by the entirety, of 83 Fletcher Street, Whitinsville, MA


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 as 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. Nelson; 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.

For title, see deed of Peggy Ann Phipps dated August 24, 2017 and recorded with Worcester District Registry of Deeds in Book 57677, Page 365.

Property Address: 91 North Avenue, Mendon, MA

Witness my hand and seal this 18th day of May, 2018.

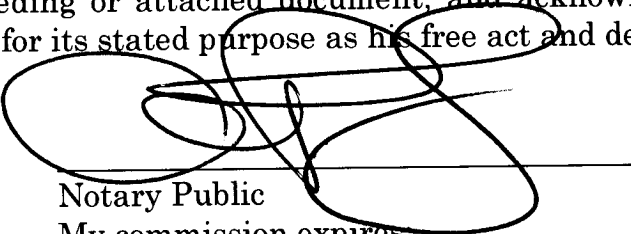


Joseph T. Phipps

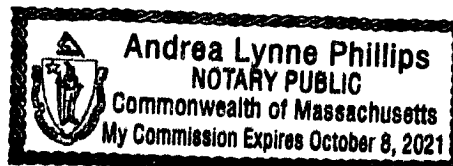
COMMONWEALTH OF MASSACHUSETTS

County of Worcester

On this 18th day of May, 2018, before me, the undersigned notary public, personally appeared Joseph T. Phipps, proved to me through satisfactory evidence of identification, which was a Massachusetts driver's license, 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 as his free act and deed.



Notary Public
My commission expires.



ATTEST: WORC. Anthony J. Vigliotti, Register