

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
Kathryn A. Toomey, Register
90 Front St
Worcester, MA 01608
(508) 368-7000

LOCUS: 103 NORTH AVENUE MENDON MA 01756

QUITCLAIM DEED

We, Wayne A. Small and Helen M. Small, married to each other, of Mendon, Worcester County, Massachusetts, for consideration paid of ONE DOLLAR (\$1.00) grant with QUITCLAIM COVENANTS to Wayne A. Small and Helen M. Small, husband and wife as tenants by the entirety, of 103 North Avenue, Mendon MA 01756, a 50% interest, and grant to James E. Beyer of 103 North Avenue, Mendon MA 01756, a 50% interest, to be held as tenants in common with said Wayne A. Small and Helen Small,

The land with the building thereon, in Mendon, Worcester County, Massachusetts, situated on the northeasterly side of North Avenue and being shown as Lot 103 and Parcel B on a plan entitled "Plan of Land in Mendon; Mass. Prepared for Robert & Vicki Vandersluis Scale: 1"=40' dated September 28, 2000, Shea Engineering & Surveying, Inc., 76 Uxbridge Road, Mendon, MA 01756" recorded here with at the Worcester District Registry of Deeds, Plan Book 764, Page 93, and being more particularly bounded and described as follows:

BEGINNING at an iron pipe in the ground in the northeasterly lien of said North Avenue being the southwesterly corner of the herein described property at land now or formerly of James R. Vander Sluis;

THENCE N. 59 deg. 08' 15" by land of James R. Vander Sluis 96.34 feet to a pint as shown on said plan;

THENCE N. 23 deg. 56' 35" by said land, 25.00 feet to a point on said plan;

THENCE N. 59 deg. 08' 15" E by Parcel A 229.29 feet to a point on said plan;

THENCE N. 30 deg. 51' 45" W by Parcel A and Vander Sluis land 175.18 feet to a point;

THENCE S. 59 deg. 08' 15" W by said land 328.64 feet to a point on the northeasterly side of North Avenue;

THENCE S. 30 deg. 51' 45" E along North Avenue 340.63 feet to the point of beginning.

Containing 60,000 square feet of land, more or less according to said plan.

Grantors reserve their homestead rights in their 50% interest in the premises.

For chain of title see Deed from Robert H. Vander Sluis and Vicki A. Vander Sluis to Wayne A. Small and Helen M. Small dated April 3, 2001 and recorded with the Worcester County Registry of Deeds in Book 23783, Page 2.

SIGNATURE PAGE FOLLOWS

Executed this 10th day of March, 2023.

Wayne A. Small

Wayne A. Small

Helen M. Small

Helen M. Small

COMMONWEALTH OF MASSACHUSETTS

Worcester COUNTY, SS: March 10th, 2023

On this 10th day of March, 2023 before me, the undersigned notary public, personally appeared Wayne A. Small and Helen M. Small, proved to me through satisfactory evidence of identification, which were: Driver's Licenses

to be the persons whose names are signed on the preceding document in my presence, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of their knowledge and belief and acknowledged to me that they signed it voluntarily for its stated purposes.

Howard Hannigan

Notary Public (print name): Howard Hannigan

My commission expires: 12-06-2024



ATTEST: WORC Kathryn A. Toomey, Register