

Worcester South District Registry of Deeds Electronically Recorded Document

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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) 798-7717

THE COMMONWEALTH OF MASSACHUSETTS, QUIT CLAIM DEED

To All Whom These Presents May Come:

WHEREAS:

SEND GREETING:

NOW, KNOW ALL MEN BY THESE PRESENTS, that I, MARY JANE VANDERSLUIS WELLS, aka Mary Jane VanderSluis, personal representative of the estate of Richard VanderSluis, deceased of Mendon, Worcester County, Massachusetts, Probate Docket Number 96PR0245EP1, of 14914 SW 91st Street, Archer, Alachua County, Florida, in consideration of less than ONE HUNDRED (\$100.00) DOLLARS, grant to CHRISTINA MELPIGNANO, of 44A Northbridge Road, Mendon, Worcester County, Massachusetts.

With QUITCLAIM COVENANTS,

Parcel 1

A certain parcel of land, with the buildings thereon, situated on the south side of Northbridge Road in said Mendon, and being shown as Lot #1 on plan entitled "Land in Mendon, Mass. of Hilda Halsing, Scale 1" = 60', November 10, 1965, Paul V. Swanson Reg. Land Surveyor, Upton, Mass., filed with Worcester District Registry of Deeds as Plan No. 79 in Plan Book 297, bounded and described as follows:

- NORTHERLY by the southerly side of Northbridge Road, 156 feet, more or less;
- EASTERLY by Lot #42, 465 feet, more or less;
- SOUTHERLY by land now or formerly of Halsing, 356 feet, and
- WESTERLY by land now or formerly of Leonard Taft, 475 feet, more or less.

Containing approximately 2.88 acres.

Parcel 2

A certain triangular parcel of land, with the buildings thereon situated on the southerly side of Northbridge Road in said Mendon, and being bounded and described as follows:

Beginning at the Northwesterly corner of Lot No.2 as shown on plan entitled "Land in Mendon, Mass. of Hildur Halsing, Plotted from deed description in Book 2356, Page 80, Worcester District Registry and Plan of Northbridge Road, Plan Book 297, Plan 79, Worcester District Reg. Scale 1" = 60', November 10, 1965, Paul V. Swanson Reg. Land Surveyor, Upton, Mass .. ":

Property address: 46 Northbridge Road Mendon, Massachusetts 01756

SOUTHERLY approximately S. 8 degrees W. 465.00 feet more or less, along Westerly line of Lot No. 2, to a point in a stone wall;

THENCE approximately N. 8 degrees E and bounded on other land of the grantee to a highway bound on in the Southerly line of Northbridge Road; thence

EASTERLY along the Southerly line of Northbridge Road, approximately 9.00 feet to the point of beginning.

Being all the same premises conveyed to Richard Vander Sluis by deed dated November 21, 1996 and recorded with Worcester District Registry of Deeds in Book 18468, Page 103.

In Witness Whereof, the said MARY JANE VANDER SLUIS WELLS has caused these presents to be executed this 25 day of April, 2019.

Mary Jane Wells Vander Sluis
MARY JANE VANDERSLUIS WELLS

STATE OF FLORIDA)

COUNTY OF ALACHUA)

Then personally appeared the above-named MARY JANE VANDERSLUIS WELLS, aka Mary Jane VanderSluis, individually and as personal representative of the estate of Richard Vander Sluis, and proved to me through satisfactory evidence of identification, which was/were MA Drivers License to be the person whose name is signed on the preceding or attached document and acknowledged that she signed it voluntarily for its stated purpose.

Traci Garrison

Notary Public
State of Florida
My commission expires:



TRACI JOY GARRISON
Commission # GG 325437
Expires April 16, 2023
Bonded Through Budget Notary Services

ATTEST: WORC Kathryn A. Toomey, Register