



2019 00061003

Bk: 60622 Pg: 380
Page: 1 of 2 06/27/2019 01:50 PM WD

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 06/27/2019 01:50 PM
Ctrl# 197439 16318 Doc# 00061003
Fee: \$1,573.20 Cons: \$345,000.00

Quitclaim Deed

I, **Thomas E. McAvoy**, an unmarried man, of Mandon, Massachusetts for consideration paid and in full consideration of **THREE HUNDRED FORTY FIVE THOUSAND AND 00/100 DOLLARS (\$345,000.00)** grant to **Stephanie S. Dauphin, Individually**, now of 18 Northbridge Road, Mendon, Massachusetts 01756

with QUITCLAIM COVENANTS

A parcel of land together with the buildings thereon in Mendon, situated on the southerly side of Northbridge Road, and being lot numbered five (5) on a plan of land entitled "Windy Hill Plan, Subdivision of Land owned by Albert L. & Helen H. Johnson, Mendon, Mass." Dated September 1948, Francis J. Brennan, Surveyor, recorded with Worcester District Registry of Deeds, Plan Book 154, Plan 104, said lot being further bounded and described as follows:

Northerly by said Northbridge Road, 75.00 feet;

Westerly by Lot #4 on said plan, 150.00 feet;

Southerly by Lot #26 on said plan 75.00 feet;

Easterly by Lot on said plan, 150.00 feet.

Containing 11,250 square feet according to said plan.

Grantor hereby waives any and all homestead rights he has or may have had in the property described above and conveyed herein as set forth in M.G.L. Chapter 188. Grantor also hereby acknowledges, under the pains and penalties of perjury, that no other persons are entitled to any benefits of an existing Estate of Homestead.


Meaning and intending to convey the property described in deed dated August 25, 2015 and recorded with Worcester County Registry of Deeds in Book 54238, Page ~~104~~.

[Signature page to follow]

193

PROPERTY ADDRESS: 18 Northbridge Road, Mendon, Massachusetts 01756

Executed as a sealed instrument this 27 day of June, 2019.

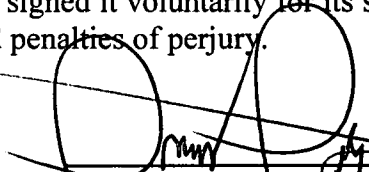


Thomas E. McAvoy

COMMONWEALTH OF MASSACHUSETTS

Worcester County, ss.

On this 27 day of June, 2019, before me, the undersigned notary public, personally appeared **Thomas E. McAvoy**, who proved to me through satisfactory evidence of identification, which was Driver's License; State ID; Passport; Other Government Issued ID; Other, to be the person whose name is signed on the preceding document and acknowledged that he signed it voluntarily for its stated purpose as his free act and deed and under the pains and penalties of perjury.



Notary Public
My Commission Expires

