



2019 00139467

Bk: 61635 Pg: 325

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MASSACHUSETTS EXCISE TAX
 Worcester District ROD #20 001
 Date: 12/20/2019 03:59 PM
 Ctr# 204872 06955 Doc# 00139467
 Fee: \$1,048.80 Cons: \$230,000.00

QUITCLAIM DEED

I, Donna Johnston, married of 88 Notting Hill Gate, Torrington, Connecticut, 06790, for consideration paid and in full consideration of TWO HUNDRED THIRTY THOUSAND AND 00/100 Dollars (\$230,000.00) grant to Martin P. Costa, Individually, of 8 Old Taft Avenue, Mendon, Worcester County, Massachusetts 01756

with *QUITCLAIM COVENANTS*

A certain parcel of land with the buildings thereon situated on the shore of Nipmuck Pond near the road leading from Mendon to Uxbridge, and bounded as follows:

Beginning at the northwesterly corner of the granted premises on the shore of said pond, and at land now or formerly of Henry W. Gaskill;

Thence running N. 69°- 35' E. about 103 feet with said Gaskill land and part of the way with an old wall to a corner of old walls at land now or formerly of Adolphus W. Baker;

Thence S. 17°- 35' E. about 50 feet with said Baker land to a stake at land now or formerly of Alfred W. White;

Thence S. 69°- 35' W. about 90 feet with said White land to the shore of said pond;

Thence Northwesterly with the shore of said pond; said rights of way now being called Taft Avenue.


Meaning and intending and hereby convey the same premises conveyed to Donna Johnston by deed from Grantor dated 01/28/2013 and recorded with Worcester (Southern District) Registry of Deeds on 3/15/2013 in Book 50591, Page 252.

I, hereby state under the penalties of perjury that the property conveyed herein was not the owner occupied principal residence of the grantor(s) or the grantor(s)' spouse or former spouse.

[SIGNATURES ON THE FOLLOWING PAGE(S)]

PROPERTY ADDRESS: 8 Old Taft Avenue, Mendon, MA 01756

Executed as a sealed instrument this 20 day of December, 2019.


Donna Johnston

COMMONWEALTH OF MASSACHUSETTS

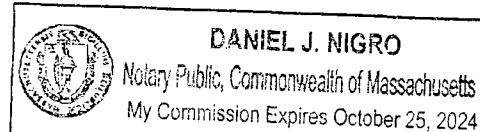
County of WORCESTER, ss

On this 20 day of December, 2019, before me, the undersigned, personally appeared Donna Johnston, and proved to me through satisfactory evidence of identification, which was/were MA ID, to be the person(s) whose name(s) are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose and as their free act and deed.


Notary Public:

My Commission Expires:

Daniel J. Nigro



OCT-25, 2024

ATTEST: WORC. Kathryn A. Toomey, Register