

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
 Date: 11/13/2020 11:44 AM
 Ctrl# 216560 32588 Doc# 00138555
 Fee: \$2,097.60 Cons: \$460,000.00

Worcester South District Registry of Deeds
 Kathryn A. Toomey, Register
 90 Front St
 Worcester, MA 01608
 (508) 798-7717

QUITCLAIM DEED

We, Robert J. Burke and Pamela J. Burke being married, of Mendon, Massachusetts

For consideration of FOUR HUNDRED SIXTY THOUSAND AND 00/100 DOLLARS (\$460,000.00) PAID

Grant to Meredith Jeanne McGair, Individually, now of 7 Bates Street, Mendon, Worcester County, Massachusetts

With Quitclaim Covenants

A certain parcel of land located on the westerly side of Bates Street in Mendon, Worcester County, Massachusetts, said parcel being shown on a plan entitled "Plan of Land in Mendon, Mass., Property of Alfred and Mary M. Sutcliffe, Scale 1" – 40' May 16, 1974, Guerriere and Halnon, Inc., Engineering and Land Surveying, 326 West Street, Milford, Mass." Said Plan filed with the Worcester District Registry of Deeds in Plan Book 399, Page 115, bounded and described as follows:

Beginning at a point on the westerly side of said Bates Street, at the most easterly corner of the said parcel of land, which point is distant 241.98 feet southwesterly of a Massachusetts Highway Bound, granted premises;

Thence southwesterly by said Bates Street by a curve to the right, the radius of which is 1781.42 feet, 30.33 feet to a Massachusetts Highway Bound;

Thence S. 51° 14' 00" W., by said Bates Street, one hundred sixty-nine and 67/100 (169.67) feet to a point;

Thence northwesterly by a curve to the right, the radius of which is 25.00 feet by other land of Alfred and Mary M. Sutcliffe, 30.88 feet to a point;

Thence N. 58° 00' 00" W., by said other land of Sutcliffe et ux 385.00 feet to a point;

Thence N. 42° 07' 11" E., by a stone wall and at land of said Sutcliffe et ux 199.84 feet to a point;

Property Address: 7 Bates Street, Mendon, MA

Thence S. 73° 19' 29" E., by a stone wall and at land now or formerly of Estate of Minnie F. Thayer 135.94 feet to a stake;

Thence S. 82° 54' 31" E., still by the said stone wall 12.85 feet to a drill hole at the corner of said stone wall;

Thence S. 17° 55' 02" W., still by said stone wall 19.85 feet to a drill hole in the said wall;

Thence S. 55° 27' 37" E., still by said stone wall 108.66 feet to a drill hole in said wall;

Thence S. 55° 11' 04" E., still by said stone wall 183.38 feet to the point of beginning.

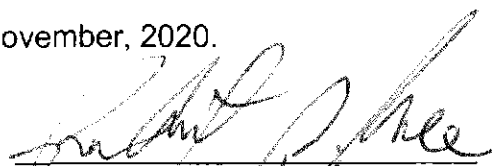
Said last 4 courses being by land now or formerly of York.

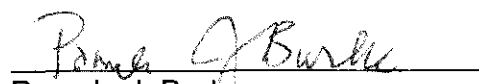
Said parcel of land contains 90,091 square feet, more or less or 2.07 acres.

The Grantors hereby release any and all rights of homestead and state under the pains and penalties of perjury that no other person is entitled to any benefits of an existing estate of homestead.

Being the same property conveyed to the Grantors by deed recorded in the Worcester District Registry of Deeds in Book 13172, Page 32.

Witness our hands and seal this 3rd day of November, 2020.


Robert J. Burke

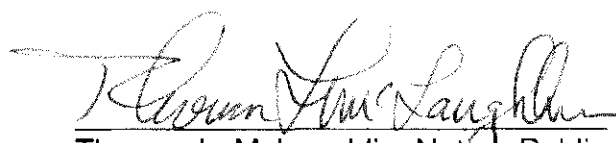

Pamela J. Burke

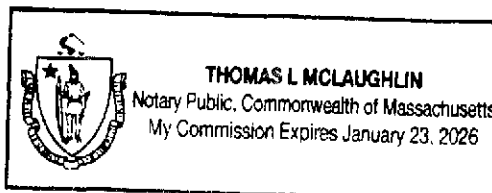
COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS:

November 3, 2020

On this 3rd day of November, 2020 before me, the undersigned notary public, personally appeared Robert J. Burke and Pamela J. Burke provided to me through satisfactory evidence of identification which were Driver's Licenses to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purposes as their free act and deed.


Thomas L. McLaughlin, Notary Public
My commission expires: 1/23/2026



ATTEST: WORC Kathryn A. Toomey, Register