

Worcester South District Registry of Deeds Electronically Recorded Document

This is the first page of the document – Do not remove

Recording Information

Document Number	: 62035
Document Type	: DEED
Recorded Date	: May 05, 2021
Recorded Time	: 10:35:07 AM
Recorded Book and Page	: 65095 / 255
Number of Pages(including cover sheet)	: 5
Receipt Number	: 1337893
Recording Fee (including excise)	: \$155.00

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 05/05/2021 10:35 AM
Ctrl# Doc# 00062035
Fee: \$.00 Cons: \$1.00

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

34 Park Street, Mendon, MA

QUITCLAIM DEED

We, Eric D. Simpson of Mendon, MA and Michelle A. Chastenay-Simpson of Mendon, MA, hereinafter called the "Grantors"

For consideration paid of less than \$1.00 (one dollar) and pursuant to a Separation Agreement filed with Worcester Probate and Family Court as Docket No.: WO17D3014DR on or about 9/28, 2020, grant to:

Michelle Ann Chastenay, Individually, of 34 Park Street, Mendon, Worcester County, MA, hereinafter called the "Grantee",

With Quitclaim Covenants

the land in the Town of Mendon with the buildings thereon, containing 3.86 acres, more or less, being the same premises as shown in a Plan entitled: "Land of George A. Daige, Mendon, Mass., January 19, 1983, Scale 1" = 50', by John R. Andrews, m, Registered Land Surveyor, recorded with Worcester District Registry of Deeds in Plan Book 503 Plan 94, and being the remainder of land from the original deed from Richard Henry to George A. Daige, dated September 15, 1938, recorded with said Registry in Book 2729 Page 589, more particularly bounded and described as follows:

BEGINNING: At a found drill hole at the end of wall on the southeasterly side of Park Street;

THENCE: N. 36° 15' 45" E., by and along said Park Street and a stone wall 28.30 feet to a set drill hole in the stone wall;

THENCE: N. 42° 38' 03" E. continuing by and along said Park Street and stone wall 107.91 feet to a set drill hole in the stone wall;

THENCE: N. 32° 25' 30" E. continuing by and along said Park Street and stone wall 22.86 feet to a set drill hole in the stone wall;

THENCE: N. 21° 33' 20" E. continuing by and along said Park Street, 124.14 feet to a set drill hole at corner of land now or formerly of Raymond Roy;
 THENCE: S. 55° 20' E., 82.71 feet to a set stake;
 THENCE: N. 34° 40' E., 35.07 feet to a set stake;
 THENCE: S. 55° 20' E., 62.14 feet to a point;
 THENCE: N. 34° 40' E., 88.84 feet to a found drill hole in a stone wall shown on said Plan; the last four (4) courses being by and along land of Raymond Roy, now or formerly;
 THENCE: S. 59° 13' E. by and along land of George A. Daige, Jr., now or formerly 255.47 feet to a found drill hole in a stone wall shown on said Plan;
 THENCE: S. 34° 47' 05" W. by and along land of one Hawkes, now or formerly, 435.48 feet to a set drill hole in a corner of stone walls shown on said Plan and land now or formerly of one, Daniels;
 THENCE: N. 76° 52' 16" W. by and along land of one Daniels, now or formerly, 90.34 feet to a set drill hole in stone wall;
 THENCE: N. 77° 19' 39" W. by and along land of one Daniels, now or formerly, 123.62 feet to a corner of land formerly of George A. Daige;
 THENCE: N. 11° 43' 08" E. by and along land formerly of George A. Daige, 127.06 feet to a found iron pin in ledge, shown on said Plan;
 THENCE: N. 64° 30' 52" W. by and along land formerly of George A. Daige, 139.12 feet to the found drill hole at end of wall on the southeasterly side of Park Street, point of beginning.


Said premises are subject to easements, restrictions, and reservations of record, if any, insofar as the same are now in force and effect.

For title of Grantor see Deed of MANNING L. GORDON and ANGELA H. GORDON, dated October 14, 1998 and recorded with said Deeds in Book 20534, Page 104.

I, Eric D. Simpson, hereby release any and all right, title and interest in and to any declaration of homestead or homestead estate on the subject property, whether of record or otherwise.

TITLE TO THE WITHIN PROPERTY HAS NOT BEEN EXAMINED BY THE ATTORNEY PREPARING THIS DEED


Witness my hand and seal this ^{25th} day of Nov, 2020


Eric D. Simpson

COMMONWEALTH OF MASSACHUSETTS

County of Worcester, ss


On this ^{November} 26 day of ~~November~~ 2020 before me, the undersigned personally appeared Eric D. Simpson and proved to me through satisfactory evidence of identification which was ~~MADL~~ to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.


Notary Public
Commission expires: 04/08/2027



CAROLYN R. RODGERS
Notary Public
Commonwealth of Massachusetts
My Commission Expires April 8, 2027


Witness my hand and seal this ²⁵ day of November, 2020


Michelle A. Chastenay-Simpson

COMMONWEALTH OF MASSACHUSETTS

County of Worcester, ss

On this ²⁵ day of November 2020 before me, the undersigned personally appeared Michelle A. Chastenay-Simpson and proved to me through satisfactory evidence of identification which was to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.


Notary Public
Commission expires: April 8, 2027

Carolyn R. Rodgers

ATTEST: WORC Kathryn A. Toomey, Register