

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: 03/25/2022 12:29 PM
 Ctrl# 235741 28556 Doc# 00033476
 Fee: \$1,915.20 Cons: \$420,000.00

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

MASSACHUSETTS QUITCLAIM DEED

I, Stephanie S. Dauphin, being unmarried, of Mendon, Massachusetts,

For consideration of Four Hundred Twenty Thousand and 00/100 (\$420,000.00) Dollars,

Grant to Michael Flaherty and Joseph Flaherty, as joint tenants with rights of survivorship, now of 18 Northbridge Street, Mendon, MA 01756 (Worcester)

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 #6 on said plan, 150.00 feet;
- Containing 11,250 square feet according to said plan.

Being the same premises conveyed to the Grantor by Deed dated 06/27/2019 and recorded on 06/27/2019 at the Worcester County Registry of Deeds in Book 60622, Page 380.

Grantor hereby releases any and all rights of homestead she may have declared or acquired as to the above-described real estate, and under the pains and penalties of perjury she swears that she know of no other person entitled to homestead rights in the property being conveyed by this Deed.

[SIGNATURES ON NEXT PAGE]

18 Northbridge Road, Mendon, MA 01756

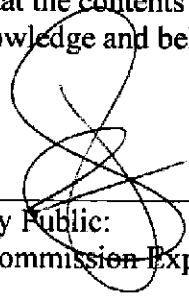
WITNESS my hand and seal this 11th day of March, 2022.

Stephanie S. Dauphin
Stephanie S. Dauphin,

COMMONWEALTH OF MASSACHUSETTS

Worcester County, ss

On this 11th day of March, 2022 before me, the undersigned notary public, personally appeared **Stephanie S. Dauphin**, proved to me through satisfactory evidence of identification, which was/were DRIVERS LICENSE, to be the persons whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose and who swore or affirmed to me that the contents of the document stated under oath are truthful and accurate to the best of her knowledge and belief.



Notary Public:
My Commission Expires:

