

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: 05/11/2022 10:55 AM
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 Fee: \$.00 Cons: \$100.00

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

QUITCLAIM DEED

Property Address: 18 Northbridge Street, Mendon, MA 01756

We, Joseph Flaherty and Michael Flaherty, joint tenants with rights of survivorship of Mendon, MA 01756, for consideration of LESS THAN ONE HUNDRED 00/100 DOLLARS (\$100.00), grant to Michael Flaherty, individually of 18 Northbridge Street, Mendon, MA 01756,

with quitclaim covenants, all that certain real property situated in the City/Town of Mendon, County of Worcester, and State of Connecticut, and being more particularly described as follows:

Property 1:

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.

Meaning and intending to convey the same premises as described by Deed dated 03/11/2022 and recorded on 03/25/2022 in Book 67328 at Page 238 in the Official Records of the Worcester (Southern District) Recording Office.

WITNESS my hand and seal this 10 day of May, 2022.

Joseph Flaherty
Joseph Flaherty

Michael Flaherty
Michael Flaherty

COMMONWEALTH OF MASSACHUSETTS

Worcester

On this 10 day of May, 2022, before me, the undersigned notary public, Joseph Flaherty and Michael Flaherty personally appeared, proved to me through satisfactory evidence of identification, which were OK, to be the person(s) whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily, as his/her free act and deed, for its stated purpose.

(Seal)



LARISSA DEMIRS
Notary Public
Commonwealth of Massachusetts
My Commission Expires
August 14, 2026

[Signature]
Notary Public

My commission expires: 8/14/26

PROPERTY
ADDRESS:

18 Northbridge Street, Mendon, MA 01756