

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: 07/17/2023 02:55 PM
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Worcester South District Registry of Deeds
 Kathryn A. Toomey, Register
 90 Front St
 Worcester, MA 01608
 (508) 368-7000

MASSACHUSETTS QUITCLAIM DEED

I, **Carol Manahan, being Single**, of Southborough, Massachusetts,

For consideration paid, and in full consideration of **SIX HUNDRED THOUSAND and 00/100 (\$600,000.00) Dollars** paid as a division of marital assets pursuant to a divorce settlement order, see Worcester County Probate # W019D2932DR

grant to **Ian MacDonald**, Individually of 13 Powers Road, Mendon, MA 01756,

with Quitclaim covenants

A certain parcel of land and buildings thereon being shown as Lot #1 on a plan entitled, "Plan of Land in Upton and Mendon, Massachusetts, Surveyed for W. Vincent Powers, Scale 1"=100', September 15, 1987, by Andrew Survey and Engineering, Inc., Uxbridge, Mass", recorded with the Worcester District Registry of Deeds Plan Book 625, Plan 54, and bounded and described as follows:

Beginning at a town line bounded between Town of Upton and Mendon, Massachusetts, it being the Northwesternly angle of the parcel herein described:

Thence South 62 degrees, 04' 15" E, 19.42 feet to a point in the center of an old road;

Thence South 34 degrees, 30' 00" W, 942.99 feet along the center of said old road to a point;

Thence South 34 degrees, 43' 51" W, 487.18 feet to a point;

Thence South 35 degrees 30' 00" W, 245.18 feet to a point at the Northeasterly side line of Powers Road;

Thence North 13 degrees, 41' 11" W, 204.58 feet to a point at the Northeasterly side line of Powers Road;

Thence North 39 degrees 41' 04" E, 1543.00 feet along Town line between Upton and Mendon to

13 Powers Road, Mendon, MA 01756

the point of beginning.

Said parcel containing 3.36 acres of land, more or less.


This conveyance is made subject to and with the benefit of restrictions and easements of record so far as now in force and applicable.

Meaning and intending to convey the same premises conveyed to the herein named Grantor(s) by deed dated September 29, 2011 and recorded with the Worcester Registry of Deeds in Book 47896, Page 232.

The signatory to this document hereby waives and releases any and all rights of homestead to the subject property.

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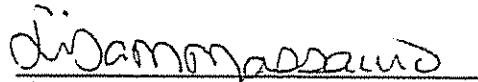
Witness my hand and seal this 21st day of June, 2023.


Carol Manahan

COMMONWEALTH OF MASSACHUSETTS

Middlesex County, ss.

On this 21st day of June, 2023, before me, the undersigned notary public, personally appeared Carol Manahan, proved to me through satisfactory evidence of identification, which was a MADL, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose as his/her free act and deed.



Notary Public:
My Commission Expires:

