

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: 05/14/2020 01:12 PM
 Ctrl# 209020 20564 Doc# 00049123
 Fee: \$1,482.00 Cons: \$325,000.00

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

QUITCLAIM DEED

We, Joseph Rousseau and Emily Rousseau , Husband and Wife of Mendon, MA 01756,

for consideration of Three Hundred Twenty Five Thousand and 00/100 Dollars (\$325,000.00),

grant to Matthew David Lowther and Megan Lowther, as husband and wife and tenants by the entirety, now of 9 Maple Street, Mendon MA 01756

with quitclaim covenants the following property in Worcester County, Massachusetts

A certain tract or parcel of land, with the buildings thereon, situated on the northerly side of Maple Street formerly called the County Road and formerly called the Boston and Hartford Turnpike in Mendon, Worcester County, Massachusetts, and being more particularly bounded and described as follows:

BEGINNING at a point on said tract at the southwesterly corner of land now or formerly of the heirs of Charles C.P. Hastings;

THENCE S. 86°21' W. by said Maple Street, 50.37 feet to an Iron pipe;

THENCE N. 15° W. by land now or formerly of Charlton I. Goss et ux., formerly of May E. Brown, 126.28 feet to an iron pipe;

THENCE N. 84°, 18' E. by land of one Hogarth, 45.43 feet to a drill hole in a stone wall;

THENCE S. 13° 24' E. 4.28 feet to a corner of stone walls;

THENCE N. 85° E. by a stone wall, 9.24 feet to the corner of stone walls, the last two courses bounding on land now or formerly of one Davenport;

THENCE S. 6° E. by a stone wall, 42.24 feet to a corner of stone walls;

THENCE N. 85° E. by a stone wall, 15.18 feet to a drill hole in said stone wall; and

THENCE S. 5° E., 72.86 feet to the point of beginning, the last three courses bounding by said land now or formerly of said Hastings.

The above described premises are shown on a plan of land recorded at the Worcester District Registry of Deeds Plan Book 280, Plan 86.

No appurtenant rights to draw water from the well located on land now or formerly of Goss or the right to enter upon said Goss land for the purposes of repairing, replacing, and maintaining pipes leading from said well and as set forth in Deed dated April 13, 1964, and recorded in Book 4465, Page 568 are conveyed to this Grantee, JOSEPH ROUSSEAU and EMILY ROUSSEAU, their heirs or assigns.

Meaning and intending to convey the same premises as described by the deed dated March 4, 2004 and recorded February 5, 2004 with the Worcester County Registry of Deeds, Book 32985 Page 95

We hereby release all rights of homestead for ourselves and our family.

WITNESS my hand and seal this 14 day of May, 2020.

Joseph M. Rousseau
Joseph Rousseau

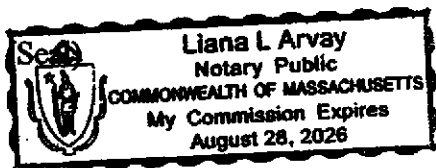
Emily Rousseau
Emily Rousseau

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

On this 14 day of May, 2020, before me, the undersigned notary public, Joseph Rousseau and Emily Rousseau, personally appeared, proved to me through satisfactory evidence of identification, which were DRIVERS LICENSES, to be the person(s) whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily, as their free act and deed, for its stated purpose.

[Handwritten signature]



Notary Public
My commission expires: 8/28/26