

# 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: 04/14/2022 03:09 PM  
 Ctrl# 236371 25120 Doc# 00041357  
 Fee: \$1,687.20 Cons: \$370,000.00  
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Worcester South District Registry of Deeds  
 Kathryn A. Toomey, Register  
 90 Front St  
 Worcester, MA 01608  
 (508) 798-7717

## QUITCLAIM DEED

Property Address: 9 Maple Street, Mendon, MA 01756

I/We, **MATTHEW DAVID LOWTHER** and **MEGAN LOWTHER**, of 11 VISTA RIDGE LN, for consideration of THREE HUNDRED SEVENTY THOUSAND 00/100 DOLLARS (\$370,000.00), grant to **NICOLE LALIBERTE**, individually \_\_\_\_\_, 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 nor or formerly one Davenport;

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

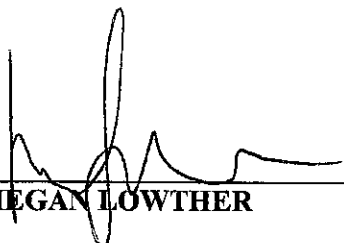
**THENCE** N. 85° E. by a stone wall, 15.18 feet to a drill hole in said stone wall; and

**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 maintain 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 the Grantees, their heirs or assigns.

WITNESS my hand and seal this 8<sup>th</sup> day of April 2022.

  
\_\_\_\_\_  
MEGAN LOWTHER

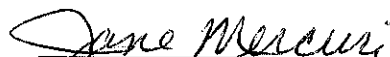
STATE/COMMONWEALTH OF Pennsylvania

Allegheny County, ss.

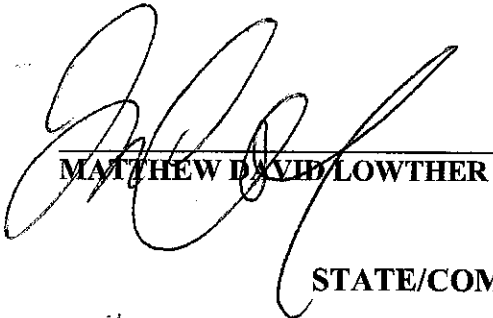
On this 8 day of April 2022, before me, the undersigned notary public, personally appeared **MEGAN LOWTHER**, proved to me through satisfactory evidence of identification which was PA Driver's License to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose as her free act and deed.

(Seal)

Commonwealth of Pennsylvania - Notary Seal  
Jane Mercuri, Notary Public  
Allegheny County  
My commission expires June 15, 2024  
Commission number 1372847  
Member, Pennsylvania Association of Notaries

  
\_\_\_\_\_  
Notary Public -  
My Commission Expires: 15 June 2024

WITNESS my hand and seal this 8 day of APRIL 2022.

  
MATTHEW DAVID LOWTHER

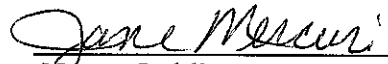
STATE/COMMONWEALTH OF Pennsylvania

Allegheny County, ss.

On this 8 day of April 2022, before me, the undersigned notary public, personally appeared **MATTHEW DAVID LOWTHER**, proved to me through satisfactory evidence of identification which was PA Driver's License 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 as his free act and deed.

(Seal)

Commonwealth of Pennsylvania - Notary Seal  
Jane Mercuri, Notary Public  
Allegheny County  
My commission expires June 15, 2024  
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