



Bk: 57611 Pg: 154
Page: 1 of 3 08/21/2017 01:53 PM WD

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 08/21/2017 01:53 PM
Ctrl# 172362 08013 Doc# 00091127
Fee: \$1,459.20 Cons: \$320,000.00

CHARLES P. BALL
ATTORNEY AT LAW
CPB@CPB-LAW.COM

QUITCLAIM DEED

We, William A. Auty and Susan M. Auty, a married couple, of Mendon, Worcester County, Massachusetts

In consideration paid of THREE HUNDRED TWENTY THOUSAND AND 00/100 Dollars (\$320,000.00)

Grant to Jeffrey N. Gilbar, a single person, with a usual mailing address of 65 Providence Road, Mendon, MA 01756

WITH QUITCLAIM COVENANTS:

The land with the buildings thereon situated in Mendon, Worcester County, Massachusetts, Plan of Land of Eliza Goldthwaite, situated in Mendon, MA, dated August 1954, Milton C. Taft, C.D. recorded in Worcester District Registry of Deeds in Plan Book 200, Plan 7.

BEGINNING: at the most easterly corner of the premises herein described on the southwesterly line of said road, which is the 1940 Worcester County Highway Location lie, and at corner of land formerly of Aldrich B. Cook now or formerly Catherine H.D. Bowen;

THENCE: S. 54° 18' W. with stone wall and said Bowen land, 162.9 feet, more or less, to corner of walls;

THENCE: N. 36° 52' W. with stone wall and land formerly of said Cook, now of said Bowen, 54.3 feet, more or less, to a point;

THENCE: N. 36° 31' W. with stone wall and land formerly of said Cook, now of said Bowen, 81.3 feet, more or less to a point;

property address: 65 Providence St. Mendon, MA 01756

M

THENCE: N. 31° 27' W. with stone wall and land formerly of said Cook now of said Bowen, 185.8 feet, more or less, to corner of walls at land formerly of Cook, now Walter Yanski;

THENCE: N. 25° 13' E. with stone wall and said Yanski land, 39.7 feet more or less, to the southwesterly line of said Road;

THENCE: Southeasterly with said Road on a curve to the right of 720 feet radius, 42.7 feet, more or less, to a Worcester County Highway Bound;

THENCE: Still southeasterly with said Road on a curve to right of 932.19 feet radius, 318.7 feet, more or less, to the point of beginning.

Excepting therefrom "Parcel 'A' on a plan of land entitled "PLAN OF LAND 4 MORRISON DRIVE and 65 PROVIDENCE ROAD MENDON, MASS. SCALE: 1"=30' Date: JANUARY 15, 2017 Guerriere & Halnon Inc." which plan is recorded with the Worcester District Registry of Deeds in Plan Book 926, Plan 11.

Together with "Parcel 'B'" on a plan of land entitled "PLAN OF LAND 4 MORRISON DRIVE AND 65 PROVIDENCE ROAD MENDON, MASS. SCALE: 1"=30' DATE: JANUARY 15, 2017 Guerriere & Halnon, Inc." which plan is recorded in Plan Book 926, Plan 11.

Being a portion of the premises from Sheila M. King to William A. Auty and Susan M. Auty dated June 6, 2007 and recorded with the Worcester District Registry of Deeds in Book 41278, Page 335. See also a deed from Krystal M. Corp to William A. Auty and Susan M. Auty dated March 28, 2017 and recorded with the Worcester District Registry of Deeds in Book 56917, Page 78.

We, William A. Auty and Susan M. Auty of Mendon, MA, Massachusetts, do under oath depose and say that 65 Providence Street, Mendon, Worcester County, Massachusetts is not my primary residence or the primary residence of my spouse and no spouse is entitled to claim the benefit of the existing estate of homestead.

Subject to real estate taxes assessed but not yet due and payable.

Witness our hands and seals this 2 day of Aug, 2017.

William A. Auty
William A. Auty

Susan M. Auty
Susan M. Auty

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 2nd day of August, 2017, before me, the undersigned notary public, personally appeared William A. Auty, proved to me through satisfactory evidence of identification, which was personal knowledge to be the person who signed the preceding or attached document in my presence and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of (his) (her) knowledge and belief.

Marianna Buteyn

Notary Public
Seal of Notary

