

# 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: 02/28/2022 03:14 PM  
Ctrl# Doc# 00023122  
Fee: \$.00 Cons: \$1.00

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

File Number: 22250998R

After Recording Return To:  
Avenue 365 Lender Services, LLC  
1100 Virginia Drive, Suite 130  
Fort Washington, PA 19034

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**12-206-29-0**

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**QUITCLAIM DEED**

**Exempt: Consideration is less than \$100.00**

**Jack A. Washington and Amanda M. Washington FKA Amanda M. Kohr, now married to each other, as joint tenants, whose mailing address is 29 Providence Street, Mendon, MA 01756, hereinafter grantors, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to Jack A. Washington and Amanda M. Washington, a married couple, as tenants by the entirety, hereinafter grantees, whose tax mailing address is 29 Providence Street, Mendon, MA 01756, with Quitclaim Covenants:**

**THE FOLLOWING PROPERTY SITUATED IN THE COUNTY OF WORCESTER, STATE OF MASSACHUSETTS, AND DESCRIBED AS FOLLOWS:**

**A CERTAIN TRACT OR PARCEL OF LAND WITH THE BUILDINGS THEREON SITUATED ON THE SOUTHWESTERLY SIDE OF THE PROVIDENCE ROAD IN MENDON, WORCESTER COUNTY, MASSACHUSETTS, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:**

**BEGINNING AT A CONCRETE BOUND IN THE SOUTHWESTERLY LINE OF SAID ROAD AT THE NORTHEASTERLY CORNER OF LAND NOW OR FORMERLY OF ONE PIPER, SAID CONCRETE BOUND BEING 289.50 FEET DISTANT S. 18° 17' E. FROM A STONE WALL AT LAND NOW OR FORMERLY OF ONE GASKILL AND ALSO BEING 100 FEET DISTANT N. 18° 17' W. FROM A CONCRETE BOUND AT**

29 Providence Street, Mendon, MA 01756

**THE NORTHEASTERLY CORNER OF LAND NOW OR FORMERLY OF ONE HOBERG;**

**THENCE S. 76° 03' W. 368 FEET TO A CONCRETE BOUND;**

**THENCE CONTINUING THE SAME COURSE 2 FEET TO A STONE WALL AT LAND NOW OR FORMERLY OF ONE WILSON, THE LAST TWO MEASUREMENTS BOUNDING ON SAID PIPER LAND;**

**THENCE N. 14° 00' W. WITH THE LINE OF SAID WALL AND BOUNDING ON SAID WILSON LAND 140.0 FEET TO A POINT;**

**THENCE N. 76° 07' E. BY LAND NOW OR FORMERLY OF ONE DESMARAIS 359.60 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF SAID ROAD, AND**

**THENCE S. 18° 17' E. BY SAID ROAD 140.0 FEET TO THE CONCRETE BOUND AT THE POINT OF BEGINNING.**

**BEING THE SAME PREMISES CONVEYED UNTO JACK A. WASHINGTON AND AMANDA M. KOHR, AS JOINT TENANTS, BY VIRTUE OF DEED FROM MICHAEL F. CALNAN AND MARCHELE L. CALNAN, BEING MARRIED, DATED MARCH 16, 2015, RECORDED MARCH 24, 2015, IN BOOK: 53502 AND PAGE: 328; INSTRUMENT: 24391.**

**PARCEL ID: 12-206-29-0**

**FOR INFORMATIONAL PURPOSES ONLY: COMMONLY KNOWN AS 29 PROVIDENCE STREET, MENDON, MA 01756**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned under seal on February 11, 2022:

Jack A. Washington  
Jack A. Washington

Amanda M. Washington FKA Amanda M. Kohr  
Amanda M. Washington FKA  
Amanda M. Kohr

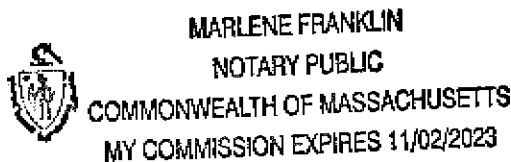
STATE OF MA  
COUNTY OF WORCESTER

The foregoing instrument was acknowledged before me on February 11, 2022 by Jack A. Washington and Amanda M. Washington FKA Amanda M. Kohr who are personally known to me or have produced DL as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Marlene Franklin  
Notary Public

This instrument prepared by:

Nowell Bloomenthal Esq., (Massachusetts Bar Number: 046760), 935 Main Street # 3, Waltham, MA 02451-7437 and Jay A. Rosenberg, Esq., Rosenberg LPA L.L.C, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103, (513) 247-9605 Fax: (866) 611-0170.



ATTEST: WORC Kathryn A. Toomey, Register