

# 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: 07/13/2015 02:31 PM  
 Ctrl# 143581 28440 Doc# 00068694  
 Fee: \$638.40 Cons: \$140,000.00  
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Worcester South District Registry of Deeds  
 Anthony J. Vigliotti, Register  
 90 Front St  
 Worcester, MA 01608  
 (508) 798-7717

**DEED**

I, Doreen B. Costa, personal representative of the Estate of Aubrey M. Hensel, Worcester Probate and Family Court Docket No. 14P2673EA, pursuant to said appointment, powers contained in the will, and every other power

in consideration of ONE HUNDRED FORTY THOUSAND (\$140,000.00) DOLLARS

Grant to Poliana Fernandes, a married woman, of Worcester, Massachusetts

with quitclaim covenants

The land with the buildings thereon in Mendon, Worcester County, Massachusetts, situated on the Easterly side of Taft Avenue near the Easterly shore of Lake Nipmuck, consisting of two adjoining parcels and together bounded and described as follows:

Beginning at the Southwesterly corner of the premises herein described at a stone bound on the Easterly side of Taft Avenue, and at corner of land now or formerly of Blanche L. Weston and formerly of Luther E. Taft;

Thence N. 16° 10' W. with said Taft Avenue, 100.00 feet to a stone bound with a drill hole therein and at land now or formerly of one Wilcox and formerly of one Taft;

Thence N. 73°30' E. with said Wilcox land, 100 feet to a stake;

Thence S. 16° 10' E. with said Taft land, 50.00 feet to a stake;

Thence S. 15° 00' E. still with said Taft land, 64.30 feet to a corner of land now or formerly of said Weston and formerly of said Taft;

Thence, S. 82° 10' W. by said Weston land, 100 feet to the point of beginning.

Together with a right of way over said Taft Avenue.

I, Doreen B. Costa, certify under the pains and penalties of perjury that at the time of delivery of this deed no current or former spouse is entitled to claim the benefit of an existing homestead and all homestead rights are released by this deed.

Being the same premises conveyed to Aubrey M. Hensel and Sara L. Hensel by deed dated May 10, 1975 recorded in Book 5711, Page 275.

*12 Taft Ave., Mendon*

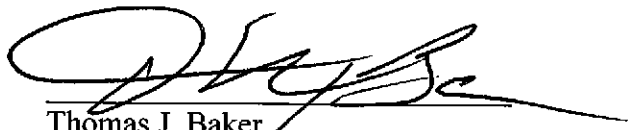
WITNESS the following signature and seal this 10 day of July, 2015.

Doreen B Costa, Personal Rep of Estate of Aubrey M Hensel.  
Doreen B. Costa, Personal Representative of Estate of Aubrey M. Hensel

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 10 day of July, 2015 before me, the undersigned notary, personally appeared Doreen B. Costa proved to me through satisfactory evidence of identification which were(was) MA Driver License, to be the person whose name is signed on the foregoing or attached document, and acknowledged to me that she signed it for its stated purpose.

  
Thomas J. Baker  
Notary Public  
My Commission Expires: 5/19/2017

