



2016 00002254  
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MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 01/08/2016 02:45 PM  
Ctrl# 150211 28749 Doc# 00002254  
Fee: \$1,153.68 Cons: \$252,900.00

**QUITCLAIM DEED**

We, Kevin M. Flaherty and Erin L. Connolly a/k/a Erin L. Flaherty, husband and wife, of Mendon, Worcester County, Massachusetts,

For consideration paid and in full consideration of TWO HUNDRED FIFTY TWO THOUSAND AND NINE HUNDRED (\$252,900.00) Dollars,

Grant to Pamela B. Waring, an individual, of 38 Taft Avenue, Mendon, Worcester County, Massachusetts, 01756

With Quitclaim Covenants:

The land with the buildings thereon, in Mendon, Worcester County, situated on Taft Avenue, a private way, and being lot numbered 21 on "Plan of Lakeside Park, Mendon, MA., owned by Luther E. Taft's Heirs, June 1917" recorded with Worcester District Deeds, Plan Book 31, Plan 50; together with a right of way in common with others over said Taft Avenue, as shown on said plan.

Also two other parcels on said Taft Avenue being bounded and described as follows:

FIRST PARCEL A certain parcel of land with the buildings thereon situated on the easterly side of Taft Avenue in Mendon, being Lot #20 as shown on "Plan of Lakeside Park, Mendon, MA., owned by Luther E. Taft's heirs, June, 1917" filed with Worcester District Deeds, Plan Book 31, Plan 50 and more particularly bounded and described as follows, to wit:

WESTERLY by said Taft Avenue as shown on said plan, 50 feet;  
SOUTHERLY by Lot 19 as shown on said plan, 100 feet;  
EASTERLY by land now or formerly of one Barca, 50 feet; and  
NORTHERLY by Lot 21 as shown on said plan, 100 feet.

SECOND PARCEL A certain tract or parcel of land situated northeasterly of Taft Avenue, in said Mendon, adjoining the easterly line of lots 19, 20 and 21 as shown on "Plan of Lakeside Park, Mendon, Mass. June 1917, Henry W. Gaskill, C.E." filed with Worcester District Deeds, Plan Book 31, Plan 50, and being more particularly bounded and described as follows, to wit:

Beginning at a cement post at the southwesterly corner of the granted premises at the southeasterly corner of Lot 19, as shown on said plan; thence

NORTH 67 degrees 05' East by the southerly line of said Lot 19 extended easterly and land of one Barca, formerly of Sidney Smith Realty Co., Inc., 50.0 feet to a stake; thence

38 Taft Avenue, Mendon

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NORTH	22 degrees 55' West by last mentioned land, 124 feet, more or less, to a drill hole in a stone wall; thence
WESTERLY	by said stone wall, 50 feet, more or less, to a point in the easterly line of Lot 21, as shown on said plan; and thence
SOUTH	22 degrees 55' East by said Lots 21, 20 and 19, 137 feet, more or less, to the point of beginning.

For title of Grantor(s) see deed dated December 29, 2000, and recorded at the Worcester District Registry of Deeds, Book 23388, Page 203.

Grantors hereby releases all rights of Homestead that they hold or may hold in the granted premises and state, under the pains and penalties of perjury, certify that no other individuals are entitled to rights of Homestead in the granted premises.

WITNESS our hand(s) and seal(s) this 7<sup>th</sup> day of January, 2016

*Kevin M. Flaherty*  
Kevin M. Flaherty

*Erin L. Connolly a/k/a Erin L. Flaherty*  
Erin L. Connolly a/k/a Erin L. Flaherty

*Commonwealth of Massachusetts*  
*Middlesex County*

On this 7<sup>th</sup> day of January, 2016, before me, the undersigned Notary Public, personally appeared Kevin M. Flaherty and Erin L. Connolly a/k/a Erin L. Flaherty personally known to me to be the person(s) whose name(s) are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

*Teresa Bersica*  
Notary Public *Teresa Bersica*  
My Commission Expires: *04/25/2019*