



2019 00078922

Bk: 60850 Pg: 270

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MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 08/08/2019 02:18 PM
Ctrl# 199357 15773 Doc# 00078922
Fee: \$1,819.44 Cons: \$399,000.00

QUITCLAIM DEED

We, **TODD A. MORYL and ELIZABETH S. MORYL**, being married to each other, of Mendon, Worcester County, Massachusetts,

for consideration paid and in full consideration of: Three Hundred Ninety-Nine Thousand and 00/100 Dollars (\$399,000.00),

grant to: **GREGORY J. BUCKINGHAM**, individually, now of 35 Taft Avenue, Mendon, MA 01756,

with QUITCLAIM COVEANTS,

A certain parcel of land, together with the buildings thereon, situated on the westerly side of Taft Avenue, and extending westerly to the easterly shore of Nipmuc Pond, in Mendon, Worcester County, Massachusetts, bounded and described as follows:

That certain parcel of land on the easterly side of Nipmuc Pond in Mendon, beginning at a stake at or near the shore of said Pond and at or near the southeast corner of Cook's Cove;

Thence running northerly 79° 35' east, two hundred (200) feet to a stake;

Thence south 10° 25' east, sixty (60) feet, more or less, to a stake;

Thence south 79° 35 minutes west, one hundred eighty-nine (189) feet, more or less, to a stake at or near the shore of said Pond;

Thence northerly following the shore of said Pond, sixty (60) feet, more or less, to the point of beginning.

Said premises are conveyed together with the quitclaim right of way to and from the premises over an ancient way along or near the shore of said Pond.



PROPERTY ADDRESS: 35 TAFT AVENUE, MENDON, MA 01756

Adams & Assoc. Legal Svcs.
Title Division
19-514
(508)791-3800

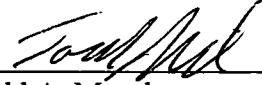
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Reserving to Mrs. Marden's grantor and his heirs and assigns, forever a right of way two (2) rods in width measured from the high water line of the shore to said Pond and with the right to dedicate said reservation to the public.

The grantors hereby release all rights of homestead in the property to which they may be entitled to under the laws of the Commonwealth of Massachusetts and certify that at the time of the delivery of this deed, no former spouse or any other person is entitled to any homestead rights in said property.

Meaning and intending to convey and hereby conveying all of the same premises conveyed to the grantors by deed of Joan D. Cumming, dated June 19, 2013, recorded with the Worcester District Registry of Deeds in Book 51114, Page 139.

Witness my hand and seal this 7th day of August, 2019.



Todd A. Moryl

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

August 7, 2019

On this 7th day of August, 2019, before me, the undersigned notary public, personally appeared the above-named **Todd A. Moryl**, proved to me through satisfactory evidence of identification, being valid Massachusetts driver's license, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose.

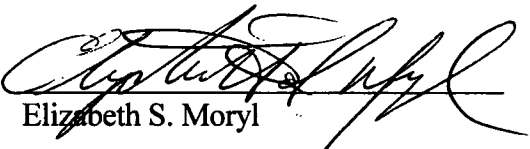


JOHN J. ROCHE
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES MAY 7, 2021



Notary Public:
My Commission Expires:

Witness my hand and seal this 7th day of August, 2019.



Elizabeth S. Moryl

COMMONWEALTH OF MASSACHUSETTS

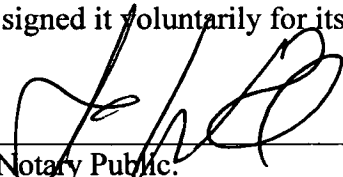
Norfolk, ss.

August 2, 2019

On this 2nd day of August, 2019, before me, the undersigned notary public, personally appeared the above-named **Elizabeth S. Moryl**, proved to me through satisfactory evidence of identification, being valid Massachusetts driver's license, to be the person whose name is signed on the preceding document, and acknowledged to me that she signed it voluntarily for its stated purpose.



JOHN J. ROCHE
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES MAY 7, 2021



Notary Public:
My Commission Expires: