

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: 11/01/2019 02:57 PM
Ctrl# 203001 04837 Doc# 00117392
Fee: \$889.20 Cons: \$194,900.00

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

QUITCLAIM DEED

I, **JACQUELYN KILPELAINEN**, PERSONAL REPRESENTATIVE OF THE ESTATE OF **MARY ELLA KARCHER** (Worcester Probate and Family Court Docket No. 18P1849EA), of Franklin, Norfolk County, Massachusetts,

for consideration paid and in full consideration of: One Hundred Ninety-Four Thousand Nine Hundred and 00/100 Dollars (\$194,900.00),

grant to: **LYNN A. KRAFT and LEEANN M. SOLOMON**, as joint tenants, now of
46 Taft Avenue, Mendon, MA 01756, *w/ RIGHTS OF SURVIVORSHIP*

with QUITCLAIM COVENANTS,

The premises known and numbered as 46 Taft Road, Mendon, Worcester County, Massachusetts, being situated on the Southeasterly side of Taft Avenue in said Mendon, being shown as Lot 18 on a plan of land entitled, "Plan of Lakeside Park, Mendon, Massachusetts," owned by Luther F. Taft Heirs; dated June, 1917, and recorded with the Worcester Registry of Deeds in Plan Book 31 as Plan 50. Said parcel is further described as follows:

Northwesterly	by said Taft Avenue, fifty feet (50.0');
Southwesterly	by Lot 17 on said plan, one hundred feet (100');
Southeasterly	by land of owners unknown, fifty feet (50');
Northeasterly	by Lot 19 on said plan, one hundred feet (100.0').

Subject to all easements, rights, restrictions, reservations and agreements of record, insofar as the same are in force and applicable.

The grantor hereby releases any and all rights of homestead in the property to which she may be entitled to under the laws of the Commonwealth of Massachusetts and certifies under the pains and penalties of perjury that at the time of the delivery of this deed, no other person is entitled to any homestead rights in said property, and this property is not the primary residence of the Grantor.

Meaning and intending to convey and hereby conveying the same premises conveyed to Mary E. Karcher by deed of Beth M. Stevens, dated June 2, 2006, recorded with the Worcester District Registry of Deeds in Book 39110, Page 13.

PROPERTY ADDRESS: 46 TAFT ROAD, MENDON, MA 01756

Witness my hand and seal this 26 day of October, 2019.

*Jacquelyn Kilpelainen, Personal Representative
of the Estate of Mary Ella Karcher*

Jacquelyn Kilpelainen, Personal
Representative of the Estate of
Mary Ella Karcher

COMMONWEALTH OF MASSACHUSETTS

Norfolk County

October 26, 2019

On this 26 day of October, 2019, before me, the undersigned notary public, personally appeared the above-named **Jacquelyn Kilpelainen, Personal Representative as aforesaid**, proved to me through satisfactory evidence of identification, being a 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.



MARY R. WALLACE-CRANDALL
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES NOV. 30, 2023

Mary R. Wallace-Crandall

Notary Public:

My Commission Expires: 11-30-23