

# 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: 11/19/2021 12:20 PM  
 Ctrl# 231464 29941 Doc# 00162531  
 Fee: \$1,755.60 Cons: \$385,000.00  
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Worcester South District Registry of Deeds  
 Kathryn A. Toomey, Register  
 90 Front St  
 Worcester, MA 01608  
 (508) 798-7717

**Quitclaim Deed**

**Ashley R. Pearson, unmarried woman**, of 44 Taft Avenue, Mendon, MA 01756,

for consideration paid in the amount of **THREE HUNDRED EIGHTY FIVE THOUSAND AND 00/100 DOLLARS (\$385,000.00)**, does hereby

Grants to **Christopher Bryan Perno and Danielle Elizabeth Whelan, Husband and wife**, as Tenants by the Entirety, now of 44 Taft Avenue, Mendon, Worcester County, Commonwealth of Massachusetts

with Quitclaim Covenants:

See legal description marked "Exhibit A" attached hereto and made a part hereof

Meaning and intending to convey the same premises conveyed to Grantor by deed recorded in the Worcester County Registry of Deeds dated July 7, 2017 and recorded in Book 57503 , Page 230.

I hereby declare under the penalties of perjury that I am not married and have no former spouse or partner in a civil union who is entitled to claim the benefit of any estate of homestead in and to the property conveyed herein, and forever release and terminate any and all rights that I may be entitled to in the premises conveyed herein, including, but not limited to, any and all rights of homestead whether created automatically pursuant to Massachusetts law or created by declaration or by court order.

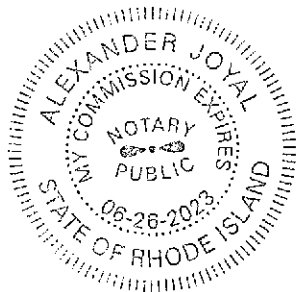
Property: 44 Taft Avenue, Mendon, MA 01756

Witness my hand and seal this 18<sup>th</sup> day of November, 2021.

*Ashley R. Pearson*  
Grantor - Ashley R. Pearson

State RI  
County Providence

On this 18<sup>th</sup> day of November, 2021, before me, the undersigned notary public, personally appeared **Ashley R. Pearson**, proved to me through satisfactory evidence of identification which was DL (type of identification), to be the person whose name are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose and who swore or affirmed to me that the contents of the documents are truthful and accurate to the best of he knowledge and belief.



*Alexander Joyal*  
Notary Public: Alexander Joyal  
My Commission Expires: 6/26/2023  
6/26/23

**Exhibit A**

The Land referred to herein below is situated in the County of Worcester, Commonwealth of Massachusetts, and is described as follows:

All that land with the buildings thereon situated on the northeasterly side of Taft Avenue in Mendon, Worcester County, Massachusetts, and being Lot #19, as shown on "Plan of Lakeside Park, Mendon, Mass., owned by Luther E. Taft's Heirs, June 1917" recorded with Worcester District Deeds, Plan Book 31, Plan 50, said lot being further bounded and described as follows:

BEGINNING at the southwesterly corner of the premises herein described on the northeasterly side of said Avenue and at a corner of Lot #18 on said plan;

THENCE N. 22 degrees 55' W. with said Avenue, 50 feet to corner of Lot #20 on said plan;

THENCE N. 67 degrees 05' E. with Lot #20 on said plan, 100 feet for a corner;

THENCE S. 22 degrees 55' E., 50 feet for a corner;

THENCE S. 67 degrees 05' W. with Lot #18 on said plan, 100 feet to the point of beginning.