

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: 02/15/2023 12:21 PM
 Ctrl# 247028 10660 Doc# 00013352
 Fee: \$1,662.12 Cons: \$364,500.00

Worcester South District Registry of Deeds
 Kathryn A. Toomey, Register
 90 Front St
 Worcester, MA 01608
 (508) 368-7000

QUITCLAIM DEED

I, Frederic J. Kelley III of, Worcester County, Massachusetts, as personal representative for the Estate of Frederic J. Kelley Jr., Worcester County Probate Court Docket No.,22P3110EA, By power of will,

for consideration paid and in full consideration of **THREE HUNDRED SIXTY FOUR THOUSAND FIVE HUNDRED (\$364,500.00) DOLLARS**

Grant to Susan Cook, Individually, now of 22 Taft Ave, Mendon, Massachusetts

WITH QUITCLAIM COVENANTS

The land in Mendon, Worcester County, Massachusetts, with the buildings thereon situated on Taft Avenue and being shown as lot numbered 31 on plan entitled, "Plan of Lakeside Park, Mendon, Mass. Owned by Luther E. Taft's heirs, June 1817" said plan being filed with the Worcester District Registry of Deeds in Plan Book 31, Page 50.

Being the premises conveyed in that certain Deed dated September 29, 2017 from Carlsbad Funding Mortgage Trust to Frederic J. Kelley Jr., recorded with the Worcester District Registry of Deeds in Book 57812, Page 24.

[SIGNATURES ON FOLLOWING PAGE]

PROPERTY ADDRESS: 22 Taft Ave, Mendon

Executed as a sealed instrument this 7th day of February, 2023.

Estate of Frederic J. Kelley Jr.:

Frederic J. Kelley III
Frederic J. Kelley III, Personal
Representative

STATE OF RHODE ISLAND

Providence, SS.
(county)

On 7th day February, 2023, before me, the undersigned notary public, personally appeared Frederic J. Kelley III, the above-named and proved to me through satisfactory evidence of identification being a drivers license to be the person whose name is signed on this document, and acknowledged to me that he signed it voluntarily for its stated purpose and that the foregoing instrument is his free act and deed.

Eric P. Chappell
Notary Public Eric P. Chappell
My Commission Expires 5-31/25