

# 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: 01/12/2015 10:30 AM  
Ctrl# 138435 28501 Doc# 00002366  
Fee: \$1,103.52 Cons: \$241,900.00  
\*\*\*\*\*

Worcester South District Registry of Deeds  
Anthony J. Vigliotti, Register  
90 Front St  
Worcester, MA 01608  
(508) 798-7717

PROPERTY ADDRESS: 24 Washington Street, Mendon, Massachusetts

### Quitclaim Deed

I, **Karen Bridges**, unmarried, of Mendon, Massachusetts for consideration paid and in full consideration of Two Hundred Forty One Thousand Nine Hundred and 00/100 Dollars (\$241,900.00) grant to **Barbara J. Swan**, Individually, now of 24 Washington Street, Mendon, Massachusetts

with *QUITCLAIM COVENANTS*

A certain parcel of land, together with the buildings thereon, situated in the Town of Mendon, Worcester County, Commonwealth of Massachusetts and located on the westerly side of Washington Street bounded and described as follows:

BEGINNING at a point on the westerly side of Washington Street at land now or being the southeasterly corner of the premises herein described;

THENCE North 28 degrees 00 minutes West 124.00 feet by the westerly side of Washington Street to an iron pipe at land now or formerly of Robbins;

THENCE South 56 degrees 55 minutes West 150.00 feet by said land now or formerly of Robbins, to an iron pipe at land now or formerly of Mabel A. Holbrook;

THENCE South 22 degrees 43 minutes East 78.00 feet by said land now or formerly of Mabel A. Holbrook to an iron pipe set in a wall for a corner;

THENCE South 68 degrees 58 minutes West 342.23 feet by said wall to land now or formerly of Lyman E. Wheeler;

THENCE South 01 degrees 30 minutes West 25.89 feet by said Wheeler land, now or formerly of Grantor;

THENCE North 68 degrees 47 minutes East 512.62 feet by said other land now or formerly of Grantor to the point of origin.

Containing 25,890 square feet, more or less.

Subject to a ten foot right of way the northerly side of said right of way being South 28 degrees 00 minutes East 100.00 feet from land now or formerly of Robbins on the westerly side of Washington Street and right of way running westerly by the southerly side of the wall between land of Mabel A. Holbrook, now or formerly, and land of Willard E. & Ruth Kinnecome to land now or formerly of Lymann E. Wheeler.

For a more particular description see plan of land entitled "Town of Mendon, Mass. Land of Willard E. and Ruth Kinnecome" dated August 27, 1966 recorded in Worcester District Registry of Deeds Plan book 303, Plan 111.

Subject to Order of Conditions as recorded with Worcester Deeds in Book 23601 Page 382.

Subject to a Variance by Commonwealth of Massachusetts, Department of Environmental Protection as recorded in Book 23766, page 222, which states that a garbage grinder is not permitted.

Meaning and intending to convey the same premises conveyed to the herein named Grantor by Deed recorded with the Worcester County Registry of Deeds in Book 45819, Page 266.

Grantor hereby voluntarily releases any and all homestead rights she has and states that there are no other persons entitled to any rights, protection or benefits under the Massachusetts Homestead Act, Ch. 188.

Executed as a sealed instrument this 6 day of January, 2015.

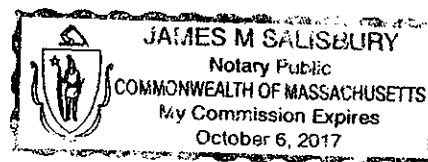
Karen Bridges  
Karen Bridges

COMMONWEALTH OF MASSACHUSETTS

Worcester County, ss:

On this 6 day of January, 2015, before me, the undersigned notary public, personally appeared **Karen Bridges** proved to me through satisfactory evidence of identification, which were  Driver's License;  State ID;  Passport;  Other Government Issued ID;  Other, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

James M. Salisbury  
Notary Public



ATTEST: WORC Anthony J. Vigliotti, Register