

# Worcester South District Registry of Deeds Electronically Recorded Document

This is the first page of the document – Do not remove

---

## Recording Information

Document Number	: 161179
Document Type	: DEED
Recorded Date	: November 17, 2021
Recorded Time	: 11:28:02 AM
Recorded Book and Page	: 66549 / 208
Number of Pages(including cover sheet)	: 3
Receipt Number	: 1397829
Recording Fee (including excise)	: \$155.00

\*\*\*\*\*  
 MASSACHUSETTS EXCISE TAX  
 Worcester District ROD #20 001  
 Date: 11/17/2021 11:28 AM  
 Ctrl# Doc# 00161179  
 Fee: \$.00 Cons: \$100.00  
 \*\*\*\*\*

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

**QUITCLAIM DEED**

We, **Wilfred F. LeBlanc** and **Joan M. LeBlanc**, a married couple of Bellingham, Norfolk County, Massachusetts

For consideration paid and in full consideration of less than ONE HUNDRED DOLLARS (\$100.00)

Grant to **Wilfred F. LeBlanc** and **Joan M. LeBlanc**, Trustees of the **J&E Realty Trust** u/d/t dated June 30, 2005, an unrecorded trust, of 25 Cross Street, Bellingham, Massachusetts 02019. See Trustee Certificate dated November 16, 2021 and recorded with Worcester District Registry of Deeds in Book 66544, Page 322.

**WITH QUITCLAIM COVENANTS**

A certain tract or parcel of land situated on the westerly side of Washington Street in said Mendon and being Lots numbered 2 and 3 on Plan entitled Division of Property owned by Anna E. Carlson, Mendon, Mass. November 1951, F. J. Brennan, Surveyor, said plan and being filed with Worcester District Deeds Plan Book 178, Plan 50 and being more particularly bounded and described as follows, to wit:

Beginning at a drill hole at the southeasterly corner of the granted premises on the westerly side of said Street at land of one Sigfrid B. Carlson, thence northerly by a stone wall and said Washington Street, 100.0 feet to a drill hole in the wall; thence continuing the same course by said street and in part by said stone wall 100.0 feet to a drill hole; thence S. 89° 25' W. by land of one Boyd formerly of one Carlson 200.94 feet to a stake; thence S. 11° 30' W. by land of one Halsing 102.26 feet to a stake; thence continuing the same course by said Halsing land 102.26 feet to a stake; thence continuing the same course by said Halsing land 102.26 feet to a stake and thence N. 89° 25' E. by said Sigfrid B. Carlson land 243.74 feet to the point of beginning.

Said Lot 2 is conveyed subject to a right of way of record 16 feet wide extending from said Halsing land over a portion of said Lot 2 to said Washington Street for the purpose of passing and repassing with teams and otherwise as reserved indeed of Frank G. Halsing et ux. To Maurice Carlson et ux. dated April 9, 1924 recorded with said Deeds Book 2330 Page 241: said right of way being substantially as shown on the above-entitled plan.


Property Address: 72 Washington Street, Mendon


Said premises are conveyed subject to the fencing condition set forth in deed of Frank G. Halsing et ux. to Maurice Carlson et ux. above referred to so far as the same is now in force and applicable.

**Grantors hereby release any and all rights of Homestead on the property and state that no other persons are entitled to any benefits of an existing estate of Homestead.**

For our title see deed dated September 13, 2021 and recorded with Worcester District Deeds in Book 66049, Page 169.

WITNESS our hands and seals this 16<sup>th</sup> day of November 2021.

  
\_\_\_\_\_  
Wilfred F. LeBlanc


  
\_\_\_\_\_  
Joan M. LeBlanc

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

November 16, 2021

On this 16<sup>th</sup> day of November 2021, before me, the undersigned notary public, personally appeared **Wilfred F. LeBlanc** and **Joan M. LeBlanc** who are personally known to me through prior business transactions to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

  
\_\_\_\_\_  
Notary Public: Francis X. Small  
My Commission Expires: 05/22/2026

