



Bk: 51868 Pg: 301  
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MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 12/19/2013 11:12 AM  
Ctrl# 127456 12799 Doc# 00147887  
Fee: \$114.00 Cons: \$25,000.00

**QUITCLAIM DEED**

I, **Scott Steele, Individually**, of Woonsocket, Providence County, Rhode Island

For consideration paid and in full consideration of **Twenty-Five Thousand and 00/100 (\$25,000.00)**

Hereby grant to **Helvecio Santiago Rosa and Marilyn Gonzalez Rosa**, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY of **71 Uxbridge Road, Mendon, Worcester County, Massachusetts**

With **QUITCLAIM COVANANTS**

The following parcels of land together with the buildings thereon situated in Mendon, Worcester County, Massachusetts, on the northerly side of the road leading form said Mendon to Uxbridge, near Nipmuc Pond, so-called, and bounded and described as follows:

PARCEL NO 1: A lot of land being numbered 16 on a plan of house lots owned by John T. Manson, made by Henry W. Gaskill, C.E., dated September, 1906, and recorded with Worcester District Deeds, Plan Book 12, Plan 44; said tract being bounded southerly by the location of the Milford and Uxbridge Street Railway Company 50 feet, Westerly by land formerly of William A. Fairbanks, being Lot 15 on said plan, 142 feet, Northerly by the Old Road at land of Sara Henry, 40 feet, and Easterly by land formerly of said William A. Fairbanks, being Lot 17 on said plan, 119 feet.

Together with whatever right of way the grantor may have over said Old Road.

PARCEL NO 2: A lot of land being Lot No. 15 on the above described plan being bounded Southerly by the location of the Milford and Uxbridge Street Railway Co. 50 feet, Westerly by land formerly of john T. Manson and being Lot No. 14 on said plan, 160 feet, Northerly by the Old Road at land of Sarah Henry, 40 feet, and Easterly by land formerly of said Manson, being Lot 16 on said plan, 142 feet.

PROPERTY ADDRESS: 71 Uxbridge Road, Mendon, Massachusetts

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PARCEL NO. 3: A land of land being a part of Lot No. 14 on the above-described plan and bounded as follows: Beginning at the southeasterly corner of the premises at land of Milford and Uxbridge Street Railway Company and Lot No. 15 on said plan; thence northerly with said Lot No. 15, about 160 feet, to the Old Road, so-called; thence Westerly with Old Road 40 feet to Lot No. 13 on said plan; thence Southerly with a part of said Lot No. 14, owed formerly by Harriet A. Dillon, about 175 feet to a stone bound at said street railway company land; thence Easterly with said company land 40 feet to the point of beginning.

There is excepted from the above described premises so much thereof as has been taken by the Commonwealth of Massachusetts for the layout and alteration of said highway by instrument recoded with said Deeds, Book 3230, page 238 and conveyed by Rose Sheldon Baggett to the Commonwealth of Massachusetts by deed dated March 23, 1951, recorded with said deeds, Book 3342, page 108.

Said premises are conveyed subject to easement conveyed by deed of James W. Baggett et ux, to Worcester County Electric Company by instrument dated July 1, 1958, recorded with said Deeds, Book 3959, Page 105, so far as the same are now in force and applicable

Said premises are conveyed subject to and with the benefit of easements, reservations, restrictions and rights of way of record so far as the same are now in force and applicable.

I, also, hereby state under oath this property is not my principal residence or the principal residence of any current or former spouse or civil partner.

Meaing and conveying the premises under the Estate of Ruth B. Beaudoin, Worcester Probate No. 07P30131AD1. Also see Death Certificate for Ruth B. Beaudoin, who died a resident of Mendon on July 25, 2007, recorded at the Worcester County Registry of Deeds in Book 42584, Page 348. See also deed of Alva A. Brown, Jr. et ux to Amos J. Beaudoin and Ruth B. Beaudoin dated July 26, 1973, recorded with said deeds in Book 5367, Page 397.

*[the remainder of this page is intentionally left blank]*

WITNESS my hand and seal this 18th day of December, 2013.

Scott Steele  
Scott Steele

Commonwealth of Massachusetts

Middlesex County, ss

December 18, 2013

On this 18<sup>th</sup> day of December, 2013, before me, the undersigned notary public, personally appeared **Scott Steele** proved to me through satisfactory evidence of identification, which was personal knowledge 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.

John A. Nealon  
Notary Public:  
My Commission Expires: \_\_\_\_\_

