



2015 00073514

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MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 07/24/2015 11:49 AM
Ctrl# 144046 12249 Doc# 00073514
Fee: \$1,057.92 Cons: \$232,000.00

QUITCLAIM DEED

We, BRANDON ALEXANDER BOATES and KARA L. BOATES f/k/a KARA MACCAUSLAND, a married couple, both of Mendon, Worcester County, Massachusetts, for consideration paid in the amount of TWO HUNDRED THIRTY TWO THOUSAND (\$232,000.00) DOLLARS grant to WENDY L. FROST, Individually, of 79 Uxbridge Road, Mendon, Worcester County, Massachusetts

WITH QUITCLAIM COVENANTS

The land with the buildings thereon situated in Mendon, Worcester County, Massachusetts, bounded and described as follows:

Being Lot 6 on plan of house lots owned by William H. Pyne, formerly owned by John T. Manson, and plan made by Henry W. Gaskill, C.E., dated September 6, 1906, and recorded with Worcester District Registry of Deeds, Plan Nook 12, Plan 44.

Also, that certain tract or parcel of land, lying southerly of and adjoining lot #6 shown on plan of house lots owned by John T. Manson at Nipmuck Park, Mendon, Mass., Sept. 1906, Henry W. Gaskill, C.E., said plan being recorded with Worcester District Deeds, Plan Book 12, Plan 44.

Said tract or parcel of land is more particularly bounded as follows: Northerly by the southerly line of Lot #6, 50 feet; easterly by the easterly line of said lot #6, extended southerly; southerly by the northerly line of the State Highway; and westerly line of said lot #6, extended southerly.

For Grantors' title see Deed of RAYMOND G. RECORE dated October 27, 2005 and recorded with the Worcester County Registry of Deeds at Book 37659, Page 331.

We, the Grantors named herein, do under oath depose and say, that we hereby voluntarily release all of our rights of Homestead, if any, as set forth in M.G.L. Chapter 188 and state, that there are no other person or persons entitled to any homestead rights.

Property Address: 79 Uxbridge Road, Mendon, Worcester County, Massachusetts 01756

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Witness our hands and seals this 27 day of July, 2015.

[Signature]
BRANDON ALEXANDER BOATES

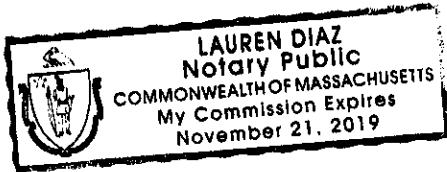
[Signature]
KARA L. BOATES f/k/a KARA
MACCAUSLAND

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 16th day of July, 2015, before me, the undersigned notary public, personally appeared BRANDON ALEXANDER BOATES, proved to me through satisfactory evidence of identification, which was Mass DL, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily, in my presence, for its stated purpose.

[Signature]



Notary Public

My commission expires: 11-21-19

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 22 day of July, 2015, before me, the undersigned notary public, personally appeared KARA L. BOATES f/k/a KARA MACCAUSLAND, proved to me through satisfactory evidence of identification, which was Mass DL, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily, in my presence, for its stated purpose.

[Signature]
Notary Public



My commission expires: 3-19-21