

# Worcester South District Registry of Deeds Electronically Recorded Document

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

---

## Recording Information

Document Number	: 112295
Document Type	: DEED
Recorded Date	: October 11, 2017
Recorded Time	: 09:16:08 AM
Recorded Book and Page	: 57863 / 126
Number of Pages(including cover sheet)	: 5
Receipt Number	: 1032524
Recording Fee (including excise)	: \$125.00

\*\*\*\*\*  
 MASSACHUSETTS EXCISE TAX  
 Worcester District ROD #20 001  
 Date: 10/11/2017 09:16 AM  
 Ctrl# Doc# 00112295  
 Fee: \$.00 Cons: \$100.00  
 \*\*\*\*\*

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

### Quitclaim Deed

I, Ellen M. Crocker, a married woman, of Mendon, Massachusetts, for consideration paid and in full consideration of less than One Hundred and 00/100 (\$100.00) Dollars

**GRANT TO** Calvin W. Crocker, individually, of 61 Uxbridge Road, Mendon, Worcester County, Massachusetts

With ***QUITCLAIM COVENANTS***

SEE EXHIBIT "A" ATTACHED HERETO  
AND INCORPORATED HEREIN

For Grantor's Title, see deed dated 12/8/1988 and recorded in the Worcester County Registry of Deeds at Book 11805, Page 9.

A title examination was not performed for the preparation of this document.

I, Ellen M. Crocker, hereby release any and all rights I may have in and to an estate of homestead in regard to the above captioned property.

Property Address: 61 Uxbridge Road, Mendon MA

Executed as a sealed instrument this 29 day of September, 2017.

Ellen M Crocker  
Ellen M. Crocker

**COMMONWEALTH OF MASSACHUSETTS**

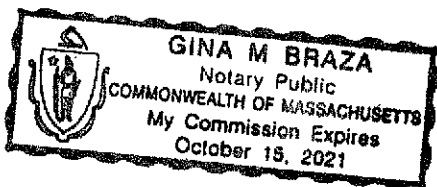
**COUNTY OF WORCESTER**

On 29 day of September, 2017, before me, the undersigned notary public, personally appeared Ellen M. Crocker, the above-named and proved to me through satisfactory evidence of identification being MA D.L., to be the person whose name is signed on this document, and acknowledged to me that he/she signed it voluntarily for its stated purpose and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of their knowledge and belief.

(Notary Seal)

[Signature]  
Notary Public:

Commission Expiration Date: \_\_\_\_\_



217249395  
61 Uxbridge Road  
Mendon, MA 01756  
Calvin W. Crocker

## EXHIBIT A

### Legal Description

Two adjacent tracts or parcels of land, together with the buildings thereon, situated in Mendon, Worcester County, Massachusetts, and being all the same premises conveyed by Henry J. Dwyer and Thomas F. Dwyer by deed dated November 15, 1947 and recorded with Worcester District Registry of Deeds in Book 3093, Page 129, and bounded and described as follows:

PARCEL ONE: A certain tract or parcel of land, situated in the westerly part of Mendon, northerly of the Nipmuck Lake, so-called or Mendon Pond so-called, and on the northerly side of an old town-way now not in general use, which old town-way adjoins the main road from the old Boston and Hartford Turnpike running westerly by said Lake, to the center village of Uxbridge in said Commonwealth, which parcel is bounded and described as follows: viz: Beginning at a point near the center of said old town-way thence N. 5 degrees W. by other land of Dwyer through a stone bound one hundred six (106) feet to a stone bound; thence N. 69 degrees E. by land of Dwyer fifty (50) feet to a stone bound; thence S 5 degrees E. by land of said Dwyer, one hundred twenty-one and 65/100 (121.65) feet through a drill hole in a rock to the center of said old town-way; thence westerly by said old town-way about fifty (50) feet to the place of beginning.

Reserving and excepting, however, from this conveyance the right reserved to Dwyer et ali, to use for the purpose of passing and repassing and part of said old town-way, whether included in the above-described parcel or not. And the right to any and all other persons now having the right to use said old town-way, to them, if any, and their heirs and assigns.

PARCEL TWO: A certain parcel of land situated in said Mendon, northerly of Lake Nipmuck or Mendon Road, so-called, and on the northerly side of an old road now not in general use, which town-way adjoins the main road from the Old Boston and Hartford Turnpike running westerly by said Lake to the Center Village of Uxbridge in said Commonwealth, which parcel is bounded and described as follows:

Beginning at a point near the center of said Old town-way, thence N. 5 degrees W. by land of Grady through a stone bound, one hundred six (106) feet to a stone bound, thence S. 69 degrees W, by' land of Dwyer fifty (50) feet to a stone bound, thence S. 5 degrees E. by land of Mary O'Sullivan through a stake and atones, one hundred six (106) feet through a stake and stones one hundred six (106) feet to the center of said old town-way; thence easterly by said old town-way about fifty (50) feet to the place of beginning.

Title to the above described property conveyed to Calvin W. Crocker and Ellen M. Crocker, husband and wife as tenants by the entirety from Robert Grady and Janis Grady by Deed dated December 8, 1998 and recorded December 12, 1998 in Book 11805, Page 9 or Instrument No. 18345.

ATTEST: WORC Anthony J. Vigliotti, Register