



2018 00094636

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MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 09/07/2018 12:07 PM
Ctrl# 187190 22741 Doc# 00094636
Fee: \$1,231.20 Cons: \$270,000.00

QUITCLAIM DEED

I, **Wendy L. Frost**, being unmarried, of Mendon, MA for consideration paid, and in full consideration of **TWO HUNDRED SEVENTY THOUSAND AND NO/100 (\$270,000.00) Dollars**, grant to **Michael Bertoncini and Zachary Brien** Of 79 Uxbridge Road, Mendon MA 01756

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 Book 12, Plan 44.

Also, that certain tract or parcel of land, lying southerly of and adjoining Lot #6 as 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 Registry of 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, extending southerly; southerly by the northerly line of the State Highway; and westerly line of said Lot #6, extended southerly.

Being the same the same premises conveyed to the grantor by deed dated July 22, 2015, and recorded in the Worcester Registry of Deeds Book 54053, Page 112.

I, **Wendy L. Frost**, the Grantor named herein, do hereby voluntarily release all of my rights of homestead, if any, as set forth in M.G.L. chapter 188 and state that there is no other person or persons entitled to any homestead rights in the premises, under the pains and penalties of perjury.

Property Address: 79 Uxbridge Road, Mendon, MA 01756

Executed as a sealed instrument as of this 30th day of August 2018.

W L Frost
Wendy L. Frost

COMMONWEALTH OF MASSACHUSETTS

County of Worcester

On this 30th day of August 2018, before me, the undersigned notary public, personally appeared **Wendy L. Frost**, who proved to me through satisfactory evidence of identification, which was drivers license, to be the person whose name is signed above, or on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose, and that the statement as to homestead is true and accurate.

Mark P. Wickstrom
Notary Public:
My Commission Expires:

