

# Worcester South District Registry of Deeds Electronically Recorded Document

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

---

## Recording Information

Document Number : 88296  
Document Type : DEED  
Recorded Date : August 30, 2019  
Recorded Time : 10:17:19 AM  
  
Recorded Book and Page : 60968 / 387  
Number of Pages(including cover sheet) : 3  
Receipt Number : 1167430  
Recording Fee (including excise) : \$1,212.56

\*\*\*\*\*  
MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 08/30/2019 10:17 AM  
Ctrl# 200275 03977 Doc# 00088296  
Fee: \$1,087.56 Cons: \$238,500.00  
\*\*\*\*\*

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

### Quitclaim Deed

I, Kimberly S. Loftus, unmarried of Mendon, MA, for consideration paid and in full consideration of Two Hundred Thirty-Eight Thousand Five Hundred and 00/100 (\$238,500.00) Dollars

**GRANT TO** Deborah A. Fox, Individually of 83 Uxbridge Road, Mendon, MA 01756

#### With *QUITCLAIM COVENANTS*

Parcel 1: All the same premises conveyed to Bertha M. Trank by George B. Clare, by deed dated May 25, 1932, recorded with Worcester District Deeds, Book 2576, Page 549 and bounded and described therein as follows, to wit: That certain tract or parcel of land in Mendon, Worcester County, Massachusetts, lying southerly of and adjoining Lot #4 shown on plan of house lots owned by John T. Manson at Nipmuck Park, Mendon, Mass. Sept. 1906, Henry W. Gaskill, CE, said plan being recorded with Worcester District Deeds, Plan Book 12, Plan 44, to which reference may be made for a more particular description of said Lot #4.

Parcel 2: All the same premises conveyed to Bertha M. Trank by Patrick H. powers, by deed dated July 28, 1923, recorded with said Deeds, Book 2321, Page 104, and bounded and described therein as follows, to wit: The land in Mendon, described as follows:

A certain tract of land situated in said Mendon, on the northerly side of road leading therefrom to Uxbridge, near Nipmuck Pond, and bounded and described as follows: Commencing at the southeasterly corner thereon at lands of William H. Pyne and Milford and Uxbridge Street Railway Company; thence running northerly on said Fyne land about 208 feet to the old road at land of Sarah Henry, thence westerly with said old road 71.5 feet to other land of grantor, thence southerly with other land of the grantor about 200 feet to land of said Railway Company, thence easterly with said Railway Company land about 50 feet to the point of beginning, being that lot marked 4 on plan of house lots formerly owned by John T. Manson and recorded with Worcester Registry of Deeds, Plan Book 12, Plan 44, and being a part of the premises conveyed to Daniel H. Barnes said Manson by deed dated November 3, 1906, and recorded with said Deeds, Book 1846, Page 79.

Together with all rights, privileges, easements contained therewith and subject to restrictions, easements and encumbrances of record and subject to any buildings and zoning law requirements which may be in force and applicable.

For Grantor's Title, see deed dated 09/11/2007 and recorded in the Worcester County Registry of Deeds at Book 41951, Page 25.

The Grantors hereby release any and all rights they may have in and to an estate of homestead in regard to the above captioned property and herein warrants under the pains and penalties of perjury there are no other persons with any claim to homestead in the property.

Property Address: 83 Uxbridge Road, Mendon, MA 01756

Executed as a sealed instrument this 19 day of August, 2019.

Kimberly S. Loftus  
Kimberly S. Loftus

Commonwealth of Massachusetts

Worcester, ss.

On 19 day of August, 2019, before me, the undersigned notary public, personally appeared Kimberly S. Loftus, the above-named and proved to me through satisfactory evidence of identification being MA Lic, 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.

[Signature]

Notary Public: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



ATTEST: WORC Kathryn A. Toomey, Register