

Worcester South District Registry of Deeds Electronically Recorded Document

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MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
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Fee: \$592.80 Cons: \$130,000.00

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

Quitclaim Deed

We, **JOHN N. GRADY, JR. and DIANE M. GRADY**, being married, of, Mendon, County of Worcester, Commonwealth of Massachusetts

For full consideration paid of **ONE HUNDRED THIRTY THOUSAND and 00/100 (\$130,000.00) DOLLARS**

Grant to **MARK BENOIT and PATRICIA BENOIT**, husband and wife, tenants by the entirety, both of 60 Uxbridge Road, Mendon, MA 01756

With Quitclaim Covenants

PARCEL 1:

A certain parcel of land in Mendon, Worcester County, Massachusetts, with the buildings thereon situated on the southerly side of the road leading from the Center Village of said Mendon to Uxbridge Center, now called Uxbridge Road, and bounding on Nipmuc Pond, so-called, bounded and described as follows:

BEGINNING at the northeasterly corner of the hereindescribed premises at land now or formerly of Oremendel Quimby and in the southerly line of said road, at a point measured 100 feet westerly on said line from a drill hole in a stone;

THENCE westerly with said line of said road, 50 feet to a point at land now or formerly of Jesse L. Quimby;

THENCE S. 54° E. bounding on said Jesse L. Quimby land, 170 feet, more or less, to said pond;

THENCE easterly with said pond to land now or formerly of said Oremendel Quimby;

Property Address: 58 Uxbridge Road, Mendon, MA 01756

THENCE N. 54° W. bounding on said last named land, 164 feet, more or less, to the point of beginning.

Said premises are conveyed subject to a taking by the Commonwealth of Massachusetts recorded December 27, 1949 in Book 3230 Page 238.

PARCEL II:

The land in said Mendon, Worcester County, Massachusetts situated on the southeasterly side of Uxbridge Road, on the shore of Lake Nipmuc and adjoining other land, now or formerly of John N. Grady, Jr. et ux, and being bounded and described as follows:

BEGINNING at a point in the southeasterly line of said road 150 feet southwesterly in said line from a drill hole in a stone which marks the westerly corner of land formerly of Henry W. Gaskill;

THENCE S. 54° E. 170 feet along other land of said Grady to the shore of said Lake Nipmuc;

THENCE Southwesterly with the shore of said Lake Nipmuc about 50 feet to land of one Booth;

THENCE N. 54° W. about 174 feet along said Booth land to said Uxbridge Road;

THENCE Northeasterly along said Uxbridge Road about 50 feet to the point of beginning.

Said premises are conveyed subject to all rights, easements and takings for the purpose of highway relocation, duly recorded at said Registry.


Being the same and all the same premises as were conveyed to John N. Grady, Jr. and Diane M. Grady by Deed of Mary A. Grady dated April 3, 1987 recorded with Worcester District Registry of Deeds, Book 10359 Page 201.

We, JOHN N. GRADY, JR. and DIANE M. GRADY, being married to each other, hereby waive and release any and all Rights of Homestead that we may have in the above-described property and hereby state and certify that no other person is entitled to the protection of the Homestead Act on this Property.

EXECUTED AS A SEALED INSTRUMENT THIS 11th DAY OF JUNE, 2019.



JOHN N. GRADY, JR.




DIANE M. GRADY

Commonwealth of Massachusetts

Worcester, ss

On this 11th day of June, 2019, before me, the undersigned Notary Public, personally appeared **JOHN N. GRADY, JR. and DIANE M. GRADY** and proved to me through satisfactory evidence of identification, which were Commonwealth of Massachusetts driver's license photo identifications, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose, and that the statements made herein are true and accurate to the best of their knowledge and belief.



ALDO B. CONSIGLI, JR.
Notary Public
My commission expires: 10-01-2021

