

MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 08/17/2020 12:11 PM  
Ctrl# 212558 27026 Doc# 00091844  
Fee: \$2,052.00 Cons: \$450,000.00



2020 00091844  
Bk: 63037 Pg: 194  
Page: 1 of 4 08/17/2020 12:11 PM

---

For Registry Use Only

**MASSACHUSETTS QUITCLAIM DEED**

**I, KENNETH HAZARD** an unmarried person, of Hopedale, Worcester County, Massachusetts, for consideration paid and in full consideration of **FOUR HUNDRED FIFTY THOUSAND (\$450,000.00) DOLLARS and 00/100<sup>ths</sup>**;

grant to **JAMES M. QUIRK** and **JOHN E. QUIRK, JR.**, of 23-25 Uxbridge Road, Mendon, Worcester County, Massachusetts, as joint tenants;

with **QUITCLAIM COVENANTS**

the land in Mendon, Worcester County, Massachusetts, together with the buildings thereon, being known and numbered as 23-25 Uxbridge Road, Mendon, Worcester county, Massachusetts and being the same property as more particularly described in the Deed of Distribution from the Estate of William J. Hazard, dated May 29, 2020 and recorded on June 1, 2020 with the Worcester County Registry of Deeds, at Book 62507, Page 255.

See attached Exhibit A for description.

Subject to any and all restrictions and easements of record.

The Grantor, under oath and subject to the pains and penalties of perjury, does hereby depose, state, and certify that (1) he releases all rights of Homestead in the subject realty, (2) that no spouse, no non-owner spouse, former spouse, or any other person resides in the home, and (3) at the time of delivery of this deed, no spouse, former spouse, or any other person is entitled to claim the benefit of an existing estate of homestead.

**RETURN TO:**

LOCUS: 23-25 Uxbridge Road, Mendon, MA

For Grantor's title see deed to KENNETH HAZARD dated May 29, 2020 and recorded with the Worcester County Registry of Deeds at Book 62507, Page 255.

**WITNESS** my hand and seal this 17<sup>th</sup> day of August, 2020.

  
KENNETH HAZARD

**COMMONWEALTH OF MASSACHUSETTS**

**WORCESTER, SS.**

**August 17, 2020**

On this 17<sup>th</sup> day of August 2020, before me, the undersigned notary public, personally appeared **KENNETH HAZARD** proved to me through satisfactory evidence of identification, which was his Massachusetts Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he 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 his or her knowledge and belief.

  
**CHRISTINE H. BURKE, Esquire**  
Notary Public  
My Commission Expires:  
January 22, 2021



**CHRISTINE H. BURKE, ESQ**  
NOTARY PUBLIC  
Commonwealth of Massachusetts  
My Commission Expires  
January 22, 2021

**RETURN TO:**

## Exhibit A

the various tracts or parcels of land with any and all buildings thereon, situated in said Mendon, and described in deed from Clarence Ellis to William J. Hazard dated April 12, 1948 and recorded in the Worcester District Registry of Deeds in Book 3115, Page 28 as follows:

Two certain tracts of land being the same premises conveyed to Kleber A. Campbell by deed of Charles A. Henry et al. dated May 26, 1917, and recorded in the Worcester District Deeds, Book 2133, Page 84, and therein described as follows:

"Two certain tracts or parcels of land, situated in Mendon in said County, on the northerly side of the road leading from Mendon center to said Uxbridge and bounded and described as follows: Parcel No. 1 being swamp land and containing by estimation three acres be the same more or less, and is situated on the northerly side of the road leading from Mendon center to Uxbridge, and near the house formerly of Otis R. Inman, now owned by a one Wilbur. It being the same premises conveyed by deed of Marcus M. Aldrich to Emeline M. Gunn, bearing date of December 8<sup>th</sup> A. D. 1879, and recorded with Worcester District Registry of Deeds Book 1062, Page 478 to which reference may be had for a more particular description of the premises.

Parcel No. 2. Is situated on the northerly side of the road leading from Mendon Center to Uxbridge, and contains six acres and eighty rods be the same more or less, and bounded and described as follows: Bounded southerly by said road leading from Mendon center to Uxbridge forty-seven rods and nine links; thence N. 81 degrees 20' W. to land formerly of A. B. Cook; thence N. 27 degrees E. thirty-six rods and sixteen links to a stake and stones; thence S. 52 degrees 50' E. eight rods and seventeen links to stake and stones; thence S. 7 degrees E. two rods and eleven links to stake and stones; thence S. 32 degrees 15' E. six rods and nine links to stake and stones; thence S. 61 degrees 25' E. twenty-five rods and twenty-

two links to a stake in a wall; thence S. 13 degrees W. fourteen rods twenty-three links to the place of beginning. Being the same premises conveyed by I.W. Cook to Emeline M. Gunn by deed recorded in the Worcester District Registry of Deeds, Book 700, Page 28."

See also deed from Susie M. Caswell, Guardian, to Kleber A. Campbell dated May 26, 1917, and recorded in Worcester District Deeds, Book 2133, Page 85, conveying a 1/3 interest in the foregoing premises.

ALSO another tract of land being the same premise conveyed to Kleber A. Campbell by deed of Walter E. Wilbur, dated May 26, 1917, and recorded in the Worcester District Deeds, Book 2132, Page 373, and therein described as follows:

"A certain parcel of land, including all buildings thereon, on the northerly side of the road formerly known as the Boston and Hartford Turnpike, in said Mendon, containing about twelve acres of land, and bounded and described as follows, to wit:

Beginning on said road at a corner of the walls at land formerly of Annie M. Cook; thence by said Cook land N. 23 W. 18 rods to a corner of walls; thence by said land N. 38 E. 36 rods 5 links to a stake at land now or formerly of Sarah Henry; thence by said Henry land S. 48 1/2° E. 38 rods 10 links to a stake and stones; thence by said Henry land S. 27 1/4 W. 37 rods 11 links to said road, and thence by said road westerly 43 rods 22 links to place of beginning. Being all the same premises conveyed by Walter E. Wilbur to me, by mortgage deed dated March 31, 1916 recorded with Worcester District Deeds, Book 2101, Page 223."

ALSO two other tracts of land being the same premises conveyed to Kleber A. Campbell by deed of Sarah A. Terrell et als, dated December 31, 1919, and recorded in Worcester District Deeds, Book 2202, Page 579, and therein described as follows:

"A certain parcel of land, situated northerly from the road formerly known as the Boston and Hartford Turnpike, and adjoining other land of the grantee, formerly of one Wilber, in Mendon in the County of Worcester and Commonwealth of Massachusetts, and bounded and described as follows:

Northerly by land now or formerly of one Wheeler; easterly by land formerly of Alonzo Taft and now owned by the heirs of one Kelley; southerly by land now of said Campbell; and westerly by said last mentioned land and land of one unknown. Also all our right, title and interest in and to a certain parcel of Meadow land containing one hundred six square rods, more or less, situated in said Mendon and being all the same premises described in deed of Davis Wilber to Ira W. Cook, dated April 15, 1862, and to be recorded with Worcester District Deeds. The grantors acquired their title by inheritance from Edward E. Cook and Isabel C. Worcester, who were children of said Ira W. Cook, and his only heirs."

EXCEPTING THEREFROM a highway location in favor of the Town of Mendon, said location being recorded with Worcester District Deeds December 14, 1942 in Book 2874, Page 499.

EXCEPTING THEREFROM an Order of Taking by the Department of Public Works, Division of Highways, Commonwealth of Massachusetts recorded in the Worcester District Registry of Deeds in Book 3230, Page 238.

EXCEPTING THEREFROM the premises conveyed by deed of William J. Hazard to Hebert A. Mathewson, et. ux., by deed dated November 16, 1951 and recorded in the Worcester District Registry of Deeds in Book 3380, Page 210, as corrected by Confirmatory Deed recorded in said Deeds, Book 3399, Page 418.

EXCEPTING THEREFROM the premises conveyed by deed by William J. Hazard to Lyman E. Hazard recorded in the Worcester District Registry of Deeds in Book 3386, Page 281.

EXCEPTING THEREFROM the premises conveyed by deed by William J. Hazard to John Quirk recorded in the Worcester District Registry of Deeds in Book 3577, Page 24.

EXCEPTING THEREFROM the premises conveyed by deed of William J. Hazard to Francis A. Irons dated August 3, 1956 and recorded in the Worcester District Registry of Deeds in Book 3795, Page 9.

EXCEPTING THEREFROM the premises conveyed by deed of William J. Hazard to Willard P. Randor, et. ux., dated September 13, 1957 and recorded in the Worcester District Registry of Deeds in Book 3892, Page 282.

---

ATTEST: WORC. Kathryn A. Toomey, Register