

# Worcester South District Registry of Deeds Electronically Recorded Document

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## Recording Information

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

**QUITCLAIM DEED**

I, **FRANK A. DiDONATO**

of Mendon, MA

in consideration of LESS THAN One Hundred Dollars and NO/100ths

grant to **FRANK A. DiDONATO and KIMBERLY A. HANDLEY**, husband and wife as tenants by the entirety, both of 35 George Street, Mendon, MA 01756

with *QUITCLAIM COVENANTS*

PARCEL 1

The land in said Mendon, on the southerly side of George Street, that is bounded as follows:

BEGINNING at the stone wall marking the northwest corner of the Gaskill Cemetery, Inc.;

THENCE running with said George Street, N. 85° 47' W., 25.45 feet;

THENCE S. 6° 35' E., 258.8 feet; S 83° 25' W., 96 feet; S. 6° 35' E., 234.45 feet; N. 86° 53' E., 170.31 feet; N. 6° 35' W., 244.75 feet; S. 83° 25' W., 49 feet; the last six lines bounding on other land now or formerly of Lucille L. Larson, and their extremities being marked, except at said street line, by iron pipes sunk in the ground.

THENCE still with land of Larson. N. 6° 35' W., 171.83 feet to the wall marking the southwest corner of said Gaskill Cemetery, Inc.;

THENCE along the westerly wall of said cemetery, N. 6° 35' W., 82.2 feet, more or less, to the point of beginning; all of the bearings being magnetic, and the parcel or tract containing a calculated area of forty-seven thousand, one hundred and forty-three (47,143) square feet, more or less.

Premises above are shown on a plan entitled, "Plan of Land in Town of Mendon, Mass., belonging to Moses U. Gaskill, September 20, 1930, made by L. S. Daniels, Surveyor.

LOCUS: 29 and 31 George Street, Mendon, MA 01756  
3 Neck Hill Road, Mendon, MA 01756

PARCEL 2

The land on the southerly side of George Street, in said Mendon, that is bounded as follows:

BEGINNING at the northeasterly corner thereof, at said George Street and land of said Robertson;

THENCE with said street, N. 85° 47' W., 97.73 feet to an iron pipe at remaining land of Lucille L. Larson;

THENCE S. 6° 35' E., with said remaining land, 276.79 feet to the northwest corner of said Robertson land, at an iron pipe;

THENCE N. 83° 25' E., with said Robertson land 96 feet to an iron pipe at a corner thereof;

THENCE N. 6° 35' W., with said Robertson land, 258.8 feet to the point of beginning.

Containing about 25,708 square feet.

The conveyed parcel appears on a plan made by L. S. Daniels, Surveyor, dated May 16, 1937, marked "Plan of land in Town of Mendon, Mass. belonging to Moses U. Gaskill and recorded with Worcester District Registry of Deeds.

PARCEL 3

One parcel of land, with any buildings thereon, situated on the southerly side of Neck Hill Road, in said Mendon, and being shown as Lot 11 on plan entitled "CASTLE HILL ESTATES" Definitive Plan of Land in Mendon, Mass. Scale: 100 feet to an inch, Date: March 31, 1980, Guerriere & Halnon, Inc., Engineering and Land Surveying, 326 West Street, Milford, Mass., filed with Worcester District Registry of Deeds, Plan Book 477, Plan 116, to which plan reference may be had for a more particular description of the conveyed premises.

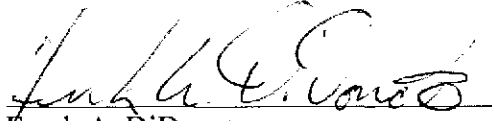
Said premises are conveyed subject to flowage and riparian rights in Muddy Brook, right of Gaskill Cemetery, Inc. to enter upon premises to repair wall or fence; except right of way and easement granted Northeastern Gas Transmission Company, Tennessee Gas Transmission Company and American Telephone and Telegraph Company, all if the same affect the locus.

Lot #11 contains 4.38 ± acres according to said plan.

For Grantor's title to the above three parcels, see deed recorded in Book 53314 Page 105.

*[remainder of this page left blank intentionally]*

Executed as a sealed instrument this 24<sup>th</sup> day of June, 2020.

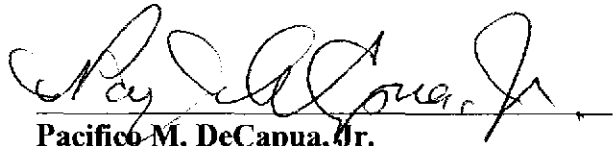
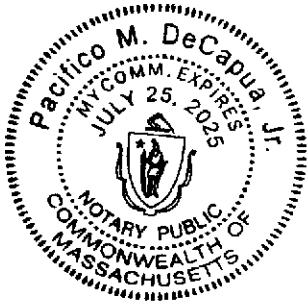


Frank A. DiDonato

**Commonwealth of Massachusetts**

**Worcester, ss:**

On this 24<sup>th</sup> day of June, 2020, before me, the undersigned notary public, personally appeared, proved to me through satisfactory evidence of identification, which were  Driver's License,  State ID,  Passport,  Other Government Issued ID,  Other, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.



**Pacifico M. DeCapua, Jr.**  
**Notary Public**

My Commission Expires: July 25, 2025