



2014 00099482

Bk: 52949 Pg: 210

Page: 1 of 2 10/23/2014 11:30 AM WD

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 10/23/2014 11:30 AM
Ctrl# 136160 07525 Doc# 00099482
Fee: \$182.40 Cons: \$40,000.00

QUITCLAIM DEED

I, **BEVERLY J. MATHEWSON**, of 9 Blackstone Street, Apt 3, Mendon, MA, for consideration paid of FORTY THOUSAND AND 00/100 DOLLARS (\$40,000.00),

Grant to MARK PHILBEN and VICKIE L. PHILBEN, Husband and Wife, Tenants by the Entirety, of 41 Pleasant Street, Millis, MA 02054

with quitclaim covenants

The land with the buildings thereon located on Hartford Avenue West, a Worcester County Highway, in Mendon, Worcester County, Massachusetts, more particularly bounded and described as follows:

Beginning at a point on the southerly location line of said highway at the Northwest corner of the lot herein described, said point being 335.0 feet easterly of the northwest corner of land now or formerly of James A. Mathewson and Lucy A. Mathewson and the Northeast corner of land now or formerly of Samuel W. Wood; thence S-68-07-E, with the location line of Hartford Avenue, 115.0 feet to a Worcester County Highway Bound; thence by a curve to the left having a radius of 1646.03 feet still continuing with Hartford Avenue by an arc, 61.08 feet to a stake at land now or formerly of said Mathewson; thence S-21-53-W., by land now or formerly of said Mathewson, 335.40 feet to a stake at land now or formerly of Samuel W. Wood; thence N-38-09-W, with said land now or formerly of Wood, 179.10 feet to an angel; thence N-41-02-W., still continuing with said Wood land, 22.40 feet to a stake at land now or formerly of said Mathewson; thence N-21-53-E, by land now or formerly of said Mathewson, 235.00 feet to the point of beginning.

Containing 1.1 acres more or less.

Hartford Avenue referred to in the above description is now known as Hartford Avenue West and the premises are conveyed subject to the Worcester County Layout recorded with said Registry in Book 2874, Page 449 and the layout, alteration and relocation of Hartford Avenue West by the City of Worcester recorded with said Registry in Book 10619, page 215 in as far as the same affects the premises.

Property Address: 14 Hartford Avenue West, Mendon, MA 01756

The grantor named herein, **Beverly J. Mathewson**, does hereby voluntarily release all rights of Homestead, if any, as set forth in M.G.L. Chapter 188 and state under the pains and penalty of perjury that there is no other person entitled to any homestead rights other than those executing this deed.

Being the same premises conveyed by deed dated May 24, 1991 and recorded with the Worcester Registry of Deeds in Book 13418, Page 318. Marvin S. Matheson died August 27, 2008. See Worcester County Probate Docket No. 08P2932VE1.

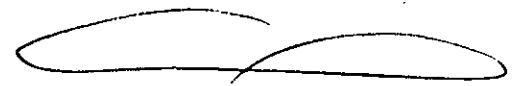
WITNESS our hands and seals this 22nd day of October, 2014.


BEVERLY J. MATHEWSON

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

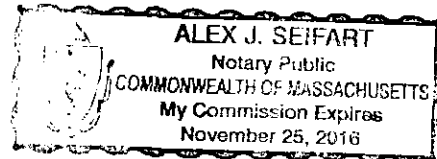
On this 22nd day of October, 2014, before me, the undersigned notary public, personally appeared BEVERLY J. MATHEWSON, proved to me through satisfactory evidence of identification, which was MA ID, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose.



- Notary Public

My commission expires:

11-25-16



ALEX J. SEIFART