

Worcester South District Registry of Deeds Electronically Recorded Document

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Recording Information

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MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
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Fee: \$1,345.20 Cons: \$295,000.00

Worcester South District Registry of Deeds
Anthony J. Vigliotti, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

DEED

We, **JOHN R. GOTTHARDT** and **MACY C. GOTTHARDT**, a married couple of Mendon, Worcester County, Massachusetts, for consideration paid of Two Hundred Ninety-five Thousand (\$295,000.00) Dollars, grant to

ANDRE ROBERTO RIBEIRO and **ZENAIDE BASILIO BOTARIO RIBEIRO**, husband and wife as tenants by the entirety, of 72-74 Hartford Avenue West, Mendon, MA 01756

with Quitclaim Covenants

The land and buildings thereon in Mendon, Worcester County, Massachusetts, consisting of the following two described parcels of land.

FIRST PARCEL

The land in said Mendon, situated on the southerly side of Hartford Avenue and bounded and described as follows:

BEGINNING at the northwesterly corner of the land hereby described at an iron pipe on the southerly side of said Hartford Avenue;

THENCE S. 4° 52' W., 181.7 feet to a stone post at a private cemetery;

THENCE S. 70° 08' E., 30 feet to a stone post;

THENCE S. 19° 52' W., 50 feet to a stone post;

THENCE N. 70° 08' W., 30 feet to a stone post, the last three lines are with the northerly, easterly and southerly sides of said private cemetery;

THENCE N. 87° 41' W., 188.2 feet to a drill hole in the top of a wall;

THENCE S. 02° 01' 25" W., 264.25 feet with the wall to a stone set in the corner of the wall;

THENCE S. 85° 08' 35" E., 134 feet, with the wall, to a corner of a wall;

72-74 Hartford Ave. W. Mendon, MA 01756

THENCE N. 23° 54' 25" E., 546 feet, with the stone wall, to a stake in wall on the southerly side of Hartford Avenue.

THENCE N. 81° 55' 35" W., 35 feet to an iron rod in cement marked W.C.H.;

THENCE N. 86° 46' 35" W., 102.93 feet to the point of beginning, the last two lines being with the southerly side of Hartford Avenue.

Containing 1.63 acres of land, more or less.

Being shown on "Plan of Land, Mendon, Mass. Surveyed for Wesley Rogers, Nov. 1968 – Scale 1 in = 50 ft. Stanley H. Mowry – Surveyor," which plan is recorded in the Worcester District Registry of Deeds in Plan Book 323, as Plan 39.

SECOND PARCEL

The land in said Mendon, situated on the southerly side of Hartford Avenue, bounded and described as follows:

BEGINNING at an iron pipe set in the ground on the southerly side of Hartford Avenue at land now or formerly of Raymond Rogers, which iron pipe is 102.93 feet westerly from a Worcester County Highway bound, as shown in the 1942 relocation line and which point is also 293 feet west of a wall and corner at other land now or formerly of Raymond Rogers at Thornton Street;

THENCE S. 4° 52' W. by land now or formerly of said Raymond Rogers and by the easterly side of a right of way, 181.70 feet to a stone post at a private cemetery;

THENCE S. 19° 52' W., 50 feet by said private cemetery to a stone post at other land now or formerly of said Raymond Rogers;

THENCE N. 87° 42' W., 188.20 feet to a drill hole in a wall at other land now or formerly of said Raymond Rogers;

THENCE N. 4° 08' E., by said stone wall and land now or formerly of the said Raymond Rogers, 232 feet to another drill hole in said wall at the southerly line of Hartford Avenue;

THENCE S. 86° 46' 35" E., 205 feet to the point of beginning.

Containing 1.06 acres of land, more or less.

Subject to a right of way on the easterly side of the premises, 10 feet in width and 231.70 feet in length as shown on plan hereinafter referred to and being the right of way

described in a deed recorded in Book 3217, Page 334 of the Worcester District Registry of Deeds.

Being the premises shown on a plan entitled "Plan of Land sold by Raymond Rogers to Wesley Rogers, Mendon, Mass., November 1951," by F.J. Brennan, Surveyor, recorded with Worcester District Registry of Deeds, Plan Book 180, Plan 10.

For grantors' title see deed of Lee R. Rogers and Kathleen A. Nelson to John R. Gotthardt and Macy C. Gotthardt dated June 5, 1997, recorded in said Registry Book 18890, Page 286.

The grantors hereby waive any homestead rights they may have in the premises and state that they know of no others with homestead rights in the premises.

John R. Gotthardt

John R. Gotthardt

Macy C. Gotthardt

Macy C. Gotthardt

COMMONWEALTH OF MASSACHUSETTS

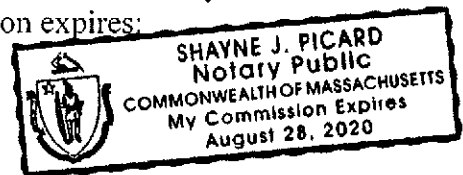
Worcester, ss.

On this 26 day of August, 2015, before me the undersigned notary public personally appeared the above named John R. Gotthardt and Macy C. Gotthardt proved to me through satisfactory evidence of identification and acknowledged to me that they signed the preceding or attached instrument voluntarily for its stated purpose.

Shayne J. Picard

Notary Public

My commission expires:



ATTEST: WORC Anthony J. Vigliotti, Register