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MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 11/05/2015 03:00 PM
Ctrl# 148167 29307 Doc# 00117632
Fee: \$855.00 Cons: \$187,500.00

QUITCLAIM DEED

We, **MARK PHILBEN AND VICKIE L. PHILBEN**, Husband and Wife, Tenants by the Entirety, of 41 Pleasant Street, Millis, MA 02054, for consideration paid of ONE HUNDRED EIGHTY SEVEN THOUSAND FIVE HUNDRED (\$187,500.00) DOLLARS,

Grant to **JAYNE E. LAVOIE**, Individually, of 1 Cassidy Lane, #4, Medway, MA 02053 **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 formally of James A. Mathewson and Lucy A. Mathewson and the Northeast corner of land now or formerly of Samuel W. Good; 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 1643.03 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-39-09-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 the same affects the premises.

14 HARTFORD AVENUE WEST, MENDON, MA.

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Said premises are conveyed subject to and with the benefit of all rights, easements and restrictions of record, if any, insofar as the same are now in force and applicable.

This deed also releases any and all homestead rights created either automatically by operation of law or by a written declaration that is recorded and further state that we are married to each other, there is no former spouse, partner, or former partner in a civil union who may have the benefit of a homestead in the premises.

Being the same premises conveyed by deed dated October 22, 2014 and recorded with the Worcester Registry of Deeds in Book 52949, Page 210. Marvin Mathewson died August 27, 2008. See Worcester County Probate Docket No. 08P2932VE1.

See end Page for signatures

Witness our hands and seals this 5th day of November, 2015

X [Signature]
Mark Philben

X Vickie L. Philben
Vickie L. Philben

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS

On this 5th day of November, 2015, before me, the undersigned notary public, personally appeared Mark Philben, proved to me through satisfactory evidence of identification, which was DL, 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.



KIMBERLY M. MARCHAND
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
November 13, 2020

[Signature]
My commission expires:

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS

On this 5th day of October, 2015, before me, the undersigned notary public, personally appeared Vickie L. Philben, proved to me through satisfactory evidence of identification, which was D, 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.



KIMBERLY M. MARCHAND
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
November 13, 2020

[Signature]
My commission expires: