

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
Date: 12/11/2017 02:56 PM
Ctrl# 177047 07076 Doc# 00138535
Fee: \$1,003.20 Cons: \$219,900.00

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

QUITCLAIM DEED

We, Daniel R. Staples and Roberta S. Staples, married couple, of Mendon, Massachusetts 01756

For consideration paid and in full consideration of TWO HUNDRED NINETEEN THOUSAND NINE HUNDRED (\$219,900.00) Dollars

Grant to Erica L. Brand and Justin John Giammichele, of 58 Hartford Avenue West, Mendon, Massachusetts 01756, as joint tenants and not as tenants in common

WITH QUITCLAIM COVENANTS

Three tracts of land with the buildings thereon, located in the westerly part of said Mendon and on the southerly side of Turnpike Road so-called being the same premises described in a deed of Wilfred Roy, et ux to Donald A. Kempton, et ux, dated August 10, 1953, recorded with Worcester District Deeds, Book 3529, Page 96 and bounded and described therein as follows:

1. Beginning at a point on the stone wall on Turnpike Road 188.8 feet easterly from the northwesterly point of property, now or formerly of Ferdinand Roy et ux, on the southerly side of Turnpike Road, which northwesterly point is 300 feet from the intersection of former Old Road and Turnpike Road; thence running southerly from point of beginning 107 feet to a point on the easterly side of lot, now or formerly of Ferdinand Roy et ux, which is 66 feet on this easterly line from the southeast corner of said lot, now or formerly of Ferdinand Roy et ux; thence turning and running northerly 111 feet along easterly line of lot now or formerly of Ferdinand Roy et ux, to a point at stone wall at Turnpike Road; thence turning and running along westerly 15 feet on Turnpike Road to place of beginning, said parcel being a triangular portion and containing about 802 square feet of land.
2. Beginning at the southerly side of Turnpike Road and being the northeasterly corner of lot of Ferdinand Roy et ux and running from this point southerly along the easterly line of Ferdinand Roy et ux a distance of 111 feet to a point; thence running easterly 144 feet to a point; thence running northerly a distance of 150 feet to a point; thence turning and running along Turnpike Road a distance of 150 feet to the point of beginning; all distances being more or less. Containing approximately about 19,330 square feet of land.
3. Beginning at the southeasterly corner of the premises of Carl R. Adams et ux on the southeasterly side of Old Boston and Hartford Turnpike, now called Hartford Avenue; thence northerly 150 feet more or less to said Hartford Avenue 25 feet more or less to a wall at land formerly of William Rondeau and now of one Gardner; thence southerly 155 feet more or less along land of said Rondeau to a point at land of Rondeau and one Desire Roy; thence 25 feet more or less to the point of beginning.

Containing 3,875 square feet, more or less. Being a strip of land 25 feet wide.

Property Address: 58 Hartford Avenue West, Mendon, MA 01756

Being the same premises conveyed to Grantor(s) by Deed dated November 17, 2010, recorded with Worcester District Registry of Deeds in Book 46691, Page 210.

Grantors hereby release any and all rights of Homestead and state under the pains and penalty of perjury that no other persons are entitled to any benefits of an existing estate of Homestead.

WITNESS our hands and seals this 1st day of December 2017.

Daniel R. Staples

Daniel R. Staples

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

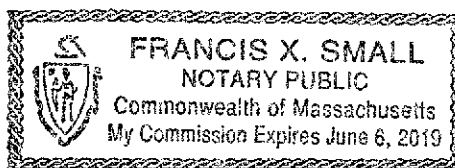
December 1, 2017

On this 1st day of December, 2017, before me, the undersigned notary public, personally appeared Daniel R. Staples, proved to me through satisfactory evidence of identification, which was *MA Drivers 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.

Francis X. Small

Notary Public:

My Commission Expires:



WITNESS our hands and seals this 1st day of December 2017.

Roberta S. Staples
Roberta S. Staples

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

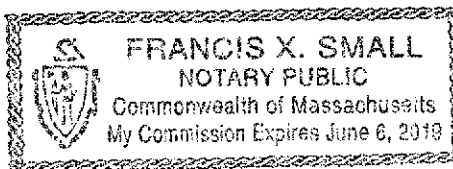
December 1, 2017

On this 1st day of December, 2017, before me, the undersigned notary public, personally appeared Roberta S. Staples, proved to me through satisfactory evidence of identification, which was MA Drivers License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Francis X. Small

Notary Public:

My Commission Expires:



ATTEST: WORC Anthony J. Vigliotti, Register