



2018 00032033

Bk: 58635 Pg: 46

Page: 1 of 3 04/06/2018 11:52 AM WD

QUITCLAIM DEED

We, PAUL E. GOGUEN and KELLY A. GOGUEN, husband and wife, both having an address of 41 Hartford Avenue West, Mendon, Massachusetts 01756 ("Grantor")

For consideration paid and in full consideration of UNDER ONE HUNDRED (\$100.00) DOLLARS

Grant to PAUL E. GOGUEN and KELLY A. GOGUEN, husband and wife, as tenants by the entirety, both having an address of 41 Hartford Avenue West, Mendon, Massachusetts 01756 ("Grantee")

WITH QUITCLAIM COVENANTS:

Four (4) certain parcels of land, located on Hartford Avenue West, Mendon, County of Worcester, Massachusetts, bounded and described as follows:

PARCEL I:

A certain parcel of land with the buildings thereon, situated on the northerly side of Hartford Avenue West, bounded and described as follows:

Beginning at a bound on the northerly side of said Road at the corner of land now or formerly of one Kleyenstuber;

Thence northerly along said Kleyenstuber land and land now or formerly of one Civetti, 204.1 feet;

Thence easterly along said Civetti land, 54.8 feet;

Thence southerly by land now or formerly of one Dunlap, 77 feet;

Thence easterly continuing along said Dunlap land, a right of way, and other land of said Dunlap, 111.3 feet;

Thence continuing southerly along land now or formerly of one Davis, 110 feet to the northerly side of said Hartford Avenue West; and

Thence westerly along said Hartford Avenue West, 145.4 feet to the point of beginning.

Subject to a right of way for the benefit of land now or formerly of one Barnes and an easement to the New England Telephone and Telegraph and also Worcester County Electric Company, all of which are described in a Deed of Richard C. Rau et ux to Jean P. Viens et ux, dated June 30, 1956, recorded with the Worcester South District Registry of Deeds in Book 3784, Page 437, to which Deed reference may be had and said premises are also shown on Plan of Land filed with said Deeds in Plan Book 140, Plan 57.

41 HARTFORD AVE WEST MENDON

For title of Grantor, see Deed dated September 8, 1983 and recorded with said Deeds in Book 7905, Page 333.

PARCEL II:

A certain parcel of land with the buildings thereon, located on Hartford Ave West, Mendon, County of Worcester, Massachusetts, shown as Parcel A on a plan of land entitled "PLAN OF LAND IN MENDON, MA PREPARED FOR PAUL GOGUEN 41 HARTFORD AVE. WEST SCALE: 1" = 40' MARCH 10 2018" Heritage Design Group Planners ♦ Surveyors ♦ Engineers One Main Street, Whitinsville, Massachusetts 01588, which plan is to be recorded herewith as Plan No. 934 in Plan Book 39.

Said Parcel A containing 8,670± Sq. Ft. according to said Plan.

Subject to existing Right of Way shown on plan recorded with the Worcester South District Registry of Deeds in Plan Book 840, Plan 38.

For title of Grantor, see Deed dated April 6th, 2018 and recorded with said Deeds in Book 58635, Page 42.

PARCEL III:

A certain parcel of land situated in the Westerly part of Mendon, Worcester County, Massachusetts, on the westerly side of a right of way leading off the northerly side of the road formerly called the Ninth Massachusetts Turnpike, now called Hartford Avenue West, being bounded and described as follows:

BEGINNING: At a bound at the southwest corner of the premises at land now or formerly of Rau;

THENCE: Northerly by said Rau land and land now or formerly of George A. Davis, 100 feet to a bound;

THENCE: Easterly by land of said Davis, 40 feet to a bound on the westerly side of said right of way;

THENCE: Southerly by the westerly line of said right of way 100 feet to a bound;

THENCE: Westerly by said right of way, 40 feet, to the point of beginning.

Together with the right to pass and re-pass by vehicle or otherwise over and upon said right of way (being a strip of land 16 feet in width extending northerly from said Hartford Avenue West, bounding westerly by land of said Rau and northerly and again westerly by the above-described premises).

For title, see Deed dated March 23, 2006 and recorded with said Deeds in Book 38638, Page 122.

PARCEL IV:

A certain parcel of land located on Hartford Ave West, Mendon, County of Worcester, Massachusetts, shown as Parcel B on a plan of land entitled "PLAN OF LAND IN MENDON, MA PREPARED FOR PAUL GOGUEN 41 HARTFORD AVE. WEST SCALE: 1" = 40' MARCH 10 2018" Heritage Design Group Planners ♦ Surveyors ♦ Engineers One Main Street, Whitinsville, Massachusetts 01588, which plan is to be recorded herewith as Plan No. 934 in Plan Book 39.

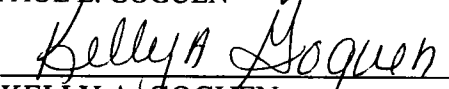
Said Parcel B containing 1,580± Sq. Ft. according to said Plan.

For title, see Deed dated April 6th, 2018 and recorded with said Deeds in Book 58635, Page 44.

All of the above parcels are adjoining and are part of our current home and the only persons entitled to homestead rights are Grantor and Grantee. The purpose of this Deed is to combine, into a single deed, all of the parcels we own and use as our homestead property.

WITNESS our hands and seals this 5th day of April, 2018.


PAUL E. GOGUEN

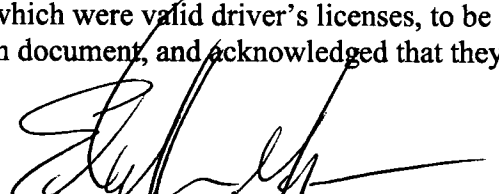

KELLY A. GOGUEN

WSA

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, ss

On this 5th day of April, 2018, before me, the undersigned notary public, personally appeared PAUL E. GOGUEN and KELLY A GOGUEN, proved to me through satisfactory evidence of identification, which were valid driver's licenses, to be the persons whose name are signed on the within document, and acknowledged that they signed it voluntarily for its stated purpose.


Notary Public: Edmund L. Myers
My Commission Expires:

May 31, 2021

STELLA1/DEEDS/GOGUEN-4PARCELS

ATTEST: WORC. Anthony J. Vigliotti, Register