



2019 00087694

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Page: 1 of 3 08/29/2019 12:38 PM WD

QUITCLAIM DEED

I, Kelly A. Goguen, being married, of Mendon, Worcester County, Massachusetts

For consideration paid in an amount of less than One Hundred (\$100.00) Dollars

grant to Johnathan Goguen, being married, of 16 Fountain St., Milford, Worcester County, Massachusetts 01757 and to Jason Goguen, being unmarried, of 41 Hartford Ave. West, Mendon, Worcester County, Massachusetts 01756, as joint tenants with rights of survivorship and not as tenants in common

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

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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.

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 recorded 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.

See Deeds dated April 6, 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).

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

PARCEL IV:

A certain parcel of land with the buildings thereon, located on Hartford Ave. West, Mendon, County of Worcester, Massachusetts, shown as Parcel A and Parcel B on a plan of land entitled "PLAN OF LAND IN MENDON, MA PREPARED FOR PAUL GOGUEN 41 HARTFORD AVE. WEST

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SCALE: 1" = 40' MARCH 10, 2018" Heritage Design Group Planners, Surveyors, Engineers One Main Street, Whitinsville, Massachusetts 01588, which plan is recorded as Plan No. 934, in Plan Book 39.

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

For title see Deed dated April 6, 2018 and recorded with the Worcester District Registry of Deeds in Book 58635, Page 44.

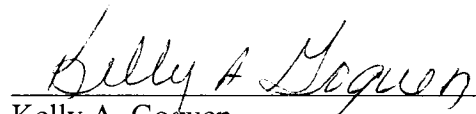
See Deed recorded with the Worcester District Registry of Deeds in Book 58635, Page 46.

All four (4) parcels being the same premises described in Deed recorded with the Worcester District Registry of Deeds in Book 60509, Page 286.

Reserving to the Grantor, Kelly A. Goguen, however, a life estate in the above said premises during the remainder of her lifetime, during which time the said Kelly A. Goguen shall have the exclusive right to occupy the premises, to lease, let or license the same, and she shall be entitled to all rents, fees, or profits generated from said life estate, but without the right to partition. During said Grantor's lifetime, she shall bear the cost of all insurance, maintenance, fees, charges and expenses relating to the premises and she shall pay all taxes assessed or imposed with respect thereto, and all principal and interest on any mortgages thereon.

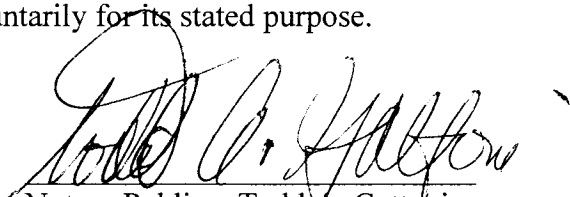
Property Address: 41 Hartford Ave. West, Mendon, Massachusetts.

Witness my hand and seal this 31st day of January, 2019.


Kelly A. Goguen

Commonwealth of Massachusetts
County of Worcester

On this 31st day of January, 2019, before me, the undersigned notary public, personally appeared Kelly A. Goguen, proved to me through satisfactory evidence of identification, being a Driver's License, to be the person whose name is signed on the preceding document, and acknowledged to me that she signed it voluntarily for its stated purpose.


Notary Public – Todd A. Gattoni
Commission Expires: 03/05/2021

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ATTORNEY AT LAW
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Todd A. Gattoni
Notary Public
Commonwealth of Massachusetts
My Commission Expires: March 5, 2021

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Page 3 of 3

ATTEST: WORC. Kathryn A. Toomey, Register