



2014 00102923

Bk: 52987 Pg: 378

Page: 1 of 2 10/31/2014 12:23 PM WD

**QUITCLAIM DEED**

Donald J. Cutler and Sharon E. Cutler, a married couple, of Mendon, Massachusetts,

in consideration paid of Two Hundred Ninety-Nine Thousand Nine Hundred and 00/100 Dollars (\$299,900.00)

grant to Michael Nilsson and Christyne A. Kane  
*as joint tenants with right of survivorship*  
 of 109 Hartford Avenue East, Mendon, Massachusetts,

**WITH QUITCLAIM COVENANTS**

A certain tract or parcel of land, together with the buildings thereon, situated on the southerly side of Hartford Avenue in Mendon, Worcester County, Massachusetts, being bounded and described as follows, to wit:

Beginning at a stake at the northeasterly corner of the granted premises on the southerly side of said Hartford Avenue and at land now or formerly, of one Gaskill.

THENCE S. 2° 28' E. 744.08 feet by said Gaskill land to a stake;

THENCE S. 85° 20' W. 112.84 feet by land, now or formerly, of one Jackson to a point;

THENCE N. 1° 17' W. 740.36 feet by land, now or formerly, of one Bennett G. Stusse to a stake on the southerly side of said Hartford Avenue;

THENCE N. 84° 3' E. 100 feet by said Hartford Avenue to the point of beginning.

We, Donald J. Cutler and Sharon E. Cutler, hereby release all rights of Homestead and certify that no other persons are entitled to any benefits of an existing estate of Homestead in the property described herein.

The Grantors hereby release all rights of homestead in the subject property.

**Property address: 109 Hartford Avenue East, Mendon, MA 01756**

MASSACHUSETTS EXCISE TAX  
 Worcester District ROD #20 001  
 Date: 10/31/2014 12:23 PM  
 Ctr# 136495 20349 Doc# 00102923  
 Fee: \$1,368.00 Cons: \$299,900.00


109 Hartford Avenue East, Mendon

2

Meaning and intending to convey and hereby conveying the same premises conveyed to us by Deed dated May, 1968, and recorded with said Worcester District Deeds in Book 4852, Page 365.


Signed and sealed this 30<sup>TH</sup> day of October, 2014.

  
Donald J. Cutler

  
Sharon E. Cutler

COMMONWEALTH OF MASSACHUSETTS  
Worcester, SS

On this 30<sup>TH</sup> day of October, 2014, before me the undersigned Notary Public, then personally appeared Donald J. Cutler and Sharon E. Cutler proved to me by satisfactory evidence of their identities which were Massachusetts Driver's Licenses to be the persons whose names are signed on the above document, and each acknowledged to me that they signed said document voluntarily for its stated purpose.

  
Dennis M. Sullivan, Notary Public  
My commission Expires: March 9, 2018