

# 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 12:50 PM  
Ctrl# 177034 02978 Doc# 00138372  
Fee: \$957.60 Cons: \$210,000.00  
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Worcester South District Registry of Deeds  
Anthony J. Vigliotti, Register  
90 Front St  
Worcester, MA 01608  
(508) 798-7717

### QUITCLAIM DEED

*Loews 107 Hartford Ave East, Mendon*

**Thomas M. Dayton and Allan E. Pinkard, Jr.**, a married couple, of Mendon, Massachusetts,

for consideration paid of Two Hundred Ten Thousand and 00/100 (\$210,000.00) Dollars,

grant to <sup>D,</sup> **Michael Lynch**, of 10 Forest Park Drive, Mendon, Worcester County, Massachusetts, individually,

with quitclaim covenants

The land in said Mendon, bounded and described as Follows: Two certain parcels of land in Mendon with the buildings thereon:

FIRST PARCEL

The land in that part of Mendon, in Worcester County, on the southerly side of Hartford Avenue and bounded and described as follows:

Beginning at the northwest corner of the granted premises at land now or formerly of Ferrucci and of Woleck; thence

- NORTH 83° 02' East 96.64 feet; thence
- NORTH 01° 17' West 297.21 feet; thence
- SOUTH 84° 03' West 96.64 feet; thence
- SOUTH 01° 19' West 299.00 feet to the point of beginning.

SECOND PARCEL

The land on the southerly side of Hartford Avenue in Mendon, Worcester County Massachusetts, bounded and described as follows:

Beginning at a mark on a stone on the southerly side of Hartford Avenue; thence

SOUTH 01° 19' East 442.94 feet to a stake; thence

NORTH 83° 02' East 96.64 feet to a stake; thence

NORTH 01° 17' West 441.36 feet to a stake; thence

SOUTH 84° 03' West 96.64 feet on the southerly side of Hartford Avenue to the place of beginning.

No new boundaries are created herein with respect to either of the above described parcels.

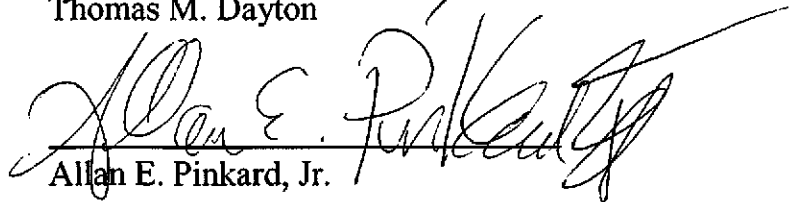
Meaning and intending to convey and hereby conveying the same premises conveyed to the grantors by deed dated September 19, 1994, and recorded with said Worcester Deeds in Book 16609, Page 102.

The undersigned, hereby release all rights of Homestead to and in the granted premises and swear and acknowledge under the pains and penalties of perjury that no other persons are entitled to the benefit of an existing estate of Homestead.

Being the all and the same premises conveyed to the Grantors by deed dated August 31, 2016 and recorded with said Deeds in Book 55903, Page 238.

Witness our hands and seals this 1<sup>st</sup> day of December, 2017.

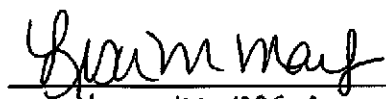
  
Thomas M. Dayton

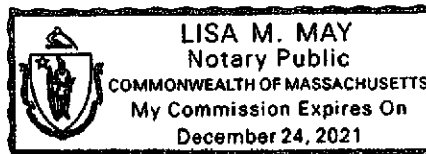
  
Allan E. Pinkard, Jr.

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 1<sup>st</sup> day of December, 2017, before me, the undersigned notary public, personally appeared Thomas M. Dayton and Allan E. Pinkard, Jr., proved to me through satisfactory evidence of identification, which was MA Driver's License, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose, and who swore or affirmed to me that the contents of the document stated under oath are truthful and accurate to the best of their knowledge.

  
Lisa M. May, Notary Public  
My Commission Expires: 12/24/2021



ATTEST: WORC Anthony J. Vigliotti, Register