

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: 03/23/2018 03:03 PM
 Ctrl# Doc# 00027376
 Fee: \$.00 Cons: \$1.00

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

MASSACHUSETTS QUITCLAIM DEED

I, **Jeffrey Iveson, and unmarried person of 155 Harford Avenue East, Mendon, Massachusetts**

for consideration paid of **One Dollar 00/100 (\$1.00) Dollars PAID**

grant to **Jeffrey Iveson and Christina M. Cevolani, as Joint Tenants with Rights of Survivorship of 155 Harford Avenue East, Mendon, Massachusetts**

with quitclaim covenants

A certain tract or parcel of land, with the buildings thereon, situated on the southerly side of Hartford Avenue,, formerly called the Hartford Turnpike, in that part of said Mendon, known as South Milford, and bounded and described as follows:

Beginning at an iron pipe at northwesterly corner of the granted premises in the southerly line of said street and at land now or formerly of one Coulter;

THENCE S. 1° 25' E., 123.8 feet to a stake;

THENCE S. 7° 45' E., 30 feet to a stake;

THENCE N. 84° 15' E., 13 feet to an iron pin;

THENCE S. 18° 38' E., 196 feet to a stone wall, said last course passing through an iron pin which is 1.25 feet northerly of said wall; the last four courses bounding on land now or formerly of one Coulter;

THENCE N. 64° E. by said wall and land now or formerly of one Ripley, 76 feet to stone wall at land now or formerly of one Hamm;


THENCE N. 15° 42' W. by said last mentioned wall and said Hamm land 315 feet, more or less, to a point on the wall in the southerly line of said street;

THENCE N. 86° 57' W. along the southerly line of said street, 68.3 feet to the point of beginning.

Property: 155 Harford Ave E, Mendon, MA 01953

Said premises are conveyed subject to the right and easement of one Coulter, her heirs and assigns, to lay, install, replace and forever maintain a pipe as a drain across the granted premises from the remaining land of said Coulter to said street; said drain to enter the granted premises at a point on the westerly boundary line thereof 27 feet, more or less, southerly from said street and to extend to a point in the northerly boundary line thereof immediately westerly of the northeasterly corner of the granted premises

Meaning and intending to convey the same premises conveyed in deed dated 3/20/2008 and recorded with the Worcester County (South District) Registry of Deeds in Book 58572
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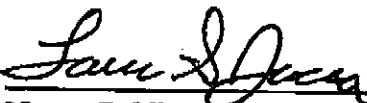


Jeffrey Iveson

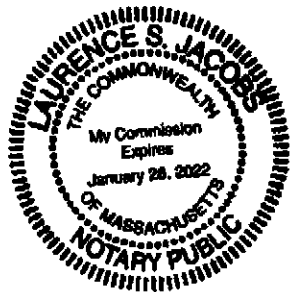
COMMONWEALTH OF MASSACHUSETTS

County of Middlesex _____, 2018

On this 23rd day March of, 2018, before me, the undersigned notary public, personally appeared Jeffrey Iveson, proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness who is personally known to me and who has stated to me that he/she is unaffected by the document or transaction and that he/she knows the person(s) whose name(s) is/are signed on the preceding/attached document, personal knowledge of the undersigned, to be the person(s) whose name is/are signed on the preceding/attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose, and was his/her/their free act and deed and swear under the pains and penalties of perjury that the information contained herein is true and accurate to the best of their knowledge and belief.



Notary Public Laurence S Jacobs
My commission expires: 1/28/22



ATTEST: WORC Anthony J. Vigliotti, Register