

Worcester South District Registry of Deeds Electronically Recorded Document

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Recording Information

Document Number : 86372
Document Type : DEED
Recorded Date : August 17, 2018
Recorded Time : 11:58:49 AM

Recorded Book and Page : 59274 / 84
Number of Pages(including cover sheet) : 3
Receipt Number : 1093920
Recording Fee (including excise) : \$1,721.00

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 08/17/2018 11:58 AM
Ctrl# 186281 05495 Doc# 00086372
Fee: \$1,596.00 Cons: \$350,000.00

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

QUITCLAIM DEED

Michael D. Lynch, a married man, of Mendon, Worcester County, Massachusetts,

for consideration paid of Three Hundred Fifty Thousand and 00/100 (\$350,000.00) Dollars

grants to **Courtney Holley Hoekstra**, now of 107 Hartford Avenue East, Mendon, Worcester County, Massachusetts

with quitclaim covenants

two (2) certain parcels of land, together with the buildings and improvements thereon, situated in Mendon, Worcester County, Massachusetts described as follows:

FIRST PARCEL

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

Beginning at the northwest corner of this lot at land now or formerly of Ferrucci and of Woleck;

THENCE N. 83° 02' E., 96.64 feet,

THENCE N. 01° 17' W., 297.21 feet;

THENCE S. 84° 03' W., 96.64 feet;

THENCE S. 01° 19' W., 299.00 feet to the point of beginning.

SECOND PARCEL

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

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

THENCE S. 01° 19' E., 442.94 feet to a stake;

THENCE N. 83° 02' E., 96.64 feet to a stake

THENCE N. 01° 17' W., 441.36 feet to a stake;


THENCE S. 84° 03' W., 96.64 feet along the southerly side of said Hartford Avenue to the point of beginning.

Property Address: 107 Hartford Avenue East, Mendon, Massachusetts

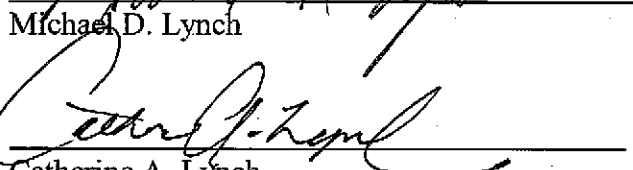
The undersigned, being the Grantor and the Grantor's non-titled spouse, hereby release all rights of Homestead to and in the granted premises and swear and acknowledge under the pains and penalties of perjury that no other persons are entitled to the benefit of an existing estate of Homestead.

Meaning and intending to convey all and the same premises conveyed to the Grantor by deed dated December 1, 2017 and recorded with the Worcester County (Worcester District) Registry of Deeds in Book 58169, Page 130.

Witness our hands and seals this 15th day of August, 2018.



 Michael D. Lynch

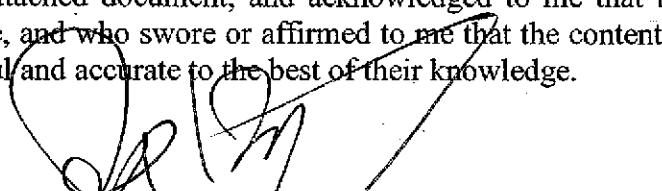


 Catherine A. Lynch

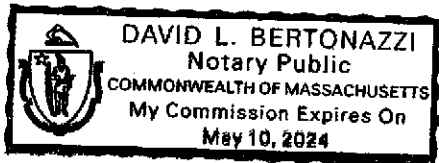
COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 15th day of August, 2018, before me, the undersigned notary public, personally appeared Michael D. Lynch and Catherine A. Lynch, proved to me through satisfactory evidence of identification, which were 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.



 David L. Bertonazzi, Notary Public
 My Commission Expires: 05/10/2024



ATTEST: WORC Anthony J. Vigliotti, Register