

# 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: 06/30/2023 12:43 PM  
Ctrl# 250701 08693 Doc# 00052381  
Fee: \$2,736.00 Cons: \$600,000.00

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Worcester South District Registry of Deeds  
Kathryn A. Toomey, Register  
90 Front St  
Worcester, MA 01608  
(508) 368-7000

Prepared by:  
Todd A. Gattoni  
Attorney At Law  
232 Main Street  
P.O. Box 94  
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(508) 473-2200

5 Pages

***QUITCLAIM DEED***

I, David B. Lowell, being married, of 40 Millville Street, Mendon, Worcester County, Massachusetts 01756

For consideration paid, and in full consideration of SIX HUNDRED THOUSAND AND 00/100 (\$600,000.00) DOLLARS,

grant to Richard W. Schofield, Jr., being married, of 135 Blackstone Street, Mendon, Worcester County, Massachusetts 01756

***with quitclaim covenants***

Four (4) parcels of land and buildings thereon located in Town of Mendon, Worcester County, Massachusetts being described as follows:

**Parcel 1:**

the land in said Mendon, with buildings thereon, on the westerly side of Main Street, bounded and described as follows:

BEGINNING at a stone bound on the southeasterly corner of the granted premises on the westerly side of said Main Street at land now or formerly of one Martin;

THENCE S. 69 2/3° W. by said Martin land, 100.32 feet to a point;

THENCE S. 85 1/3° W. by land now or formerly of one Brown and land now or formerly of one Dautrich, 132 feet, more or less, to land of said Brown;

Property Address: 15 and 17 Main St. Mendon  
1 and 3 Maple St. Mendon

THENCE N. 15° E. by said Brown land, 72.34 feet, more or less, to land now or formerly of one Marlow;

THENCE N. 74° 15' E. , 172.5 feet to a stone bound at land now or formerly of the Town of Mendon;

THENCE in a southerly direction by said Town of Mendon, land, 41.95 feet to a stone bound at corner of said Town of Mendon land;

THENCE N. 67° 30' E. by said Town of Mendon land, 50 feet to the westerly side of said Main Street;

THENCE in a southerly direction by the westerly side of said Main Street to the place of beginning.

Being the same premises as set forth in Deed recorded with the Worcester District Registry of Deeds in Book 5388, Page 134.

Property Address: 15 Main Street, Mendon, MA 01756

Parcel 2:

The land in said Mendon, situated on the westerly side of Providence and Worcester Road, so-called, now called Main Street, bounded and described as follows:

Beginning at a stone post set in the ground in the line of said road, and at the northeasterly corner of land formerly of Adelia E.F. Davenport;

Thence northerly with said road 25 feet to land now or formerly of Charles H. Allen and Myrs Allen;

Thence westerly with said Allen land to the northeasterly corner of land now or formerly of Annette Weatherhead;

Thence southerly 29 feet to the northwesterly corner of said Davenport land;

Thence easterly with said grantor's other land to the point of beginning

And

The land situated in Mendon, Worcester County, Mass., situated on the westerly side of Main Street, shown on a plan entitled "Plan of Land, William F. Irons Estate, owned by Gertrude G. Larkin, Mendon, Mass., February, 1951, recorded with Worcester District Deeds in Plan Book 172, Plan 29, bounded according to said plan as follows:

Easterly by said Main Street, 93.0 feet;

Southerly by land of Daniel H. Barnes, 111.80 feet;

Westerly by a stone wall and land now or formerly of one Brown, 64 feet more or less;

Northerly by land of Burton G. & Ethel M. Brown, formerly Martin, 103.0 feet, more or less.

Being the same premises as set forth in Deed recorded with the Worcester District Registry of Deeds in Book 5409, Page 135.

Property Address: 17 Main Street, Mendon, MA 01756

Parcel 3:

A certain parcel of land, with the buildings thereon and all the privileges and appurtenances thereto belonging: situated in Mendon, on the westerly side of Main Street and on the northerly side of Maple Street, bounded and described as follows:

BEGINNING at the northeasterly corner of the premises herein conveyed at a stone bound on the westerly side of Main Street;

THENCE westerly, 111.8 feet by land conveyed by Daniel H. Barnes to Pauline Kingman to a drill hole in a stone at land now or formerly of Samuel A. Brown;

THENCE southerly by said Brown land to Maple Street;

THENCE easterly by Maple Street to Main Street

THENCE northerly by Main Street to the place of beginning.

Being the same premises as set forth in Deed recorded with the Worcester District Registry of Deeds in Book 5409, Page 92.

Property Address: 1 Maple Street, Mendon, MA 01756

Parcel 4:

The land in said Mendon on the northerly side of Maple Street, bounded and described as follows:

Beginning at the southwest corner of the premises at the northerly line of said Maple Street;

THENCE northerly to the land, now or formerly of Myra C. Allen, bounding westerly on land now or formerly of Anna A. Hastings;

THENCE easterly as the wall now stands to a corner of land, now or formerly of Myra F. Taft;

THENCE southerly, partly on said Taft land and partly on land now or formerly of Daniel H. Barnes, to said Maple Street;

THENCE westerly on said Maple Street to the point of beginning.

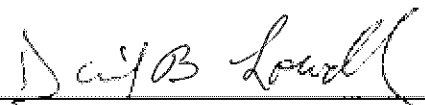
Being the same premises as set forth in Deed recorded with the Worcester District Registry of Deeds in Book 5352, Page 570.

Property Address: 3 Maple Street, Mendon, MA 01756

All the parcels conveyed herein are conveyed subject to and together with any and all covenants, restrictions, privileges, easements and rights of record if the same are still in force and applicable.

I, David B. Lowell, state under the penalties of perjury that I am married and my wife and I have no rights of Homestead under M.G.L.c. 188 in and to the property being conveyed herein as the property conveyed by this deed is not our principal residence and I know of no other persons entitled to an estate of homestead in the premises

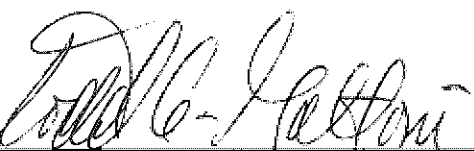
Witness my hand and seal, this 30th day of June, 2023.

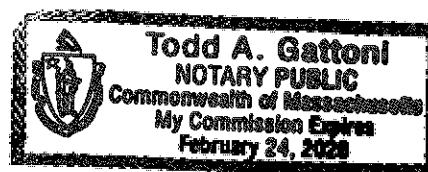
  
David B. Lowell

COMMONWEALTH OF MASSACHUSETTS

County of Worcester

On this 30th day of June, 2023, before me, the undersigned notary public, personally appeared David B. Lowell, and proved to me through satisfactory evidence of identification, being Massachusetts Driver's License, to be the person whose name is signed on the preceding document (Quitclaim Deed), and acknowledged to me that he signed it voluntarily as his free act and deed for its stated purpose and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief.

  
Notary Public – Todd A. Gattoni  
Commission Expires: February 24, 2028



ATTEST: WORC Kathryn A. Toomey, Register