



2019 00057878

Bk: 60585 Pg: 295

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QUITCLAIM DEED

Elaine A. Rua, a married woman of Mendon, Massachusetts, for consideration paid, and in full consideration of **Less than One Hundred AND NO/100 (\$100.00) DOLLARS**, grant to Paul J. Larson, Jr. of 63 Milford Street, Mendon, MA

with QUITCLAIM COVENANTS

The land in the Town of Mendon, County of Worcester, Commonwealth of Massachusetts being shown as "Parcel A" on a plan described as follows: "Owners: Parl J. Larson, Jr. 63 Milford Street, Mendon, MA 01756 ; Manuel G. Taxiera, Jr. and Elaine A. Rua, 61 Milford Street, Mendon, MA 01756; Plan of Land 63 Milford Street, (Route 16), Mendon, Mass" Dated October 22, 2018 by Guerriere & Halnon, Inc. and signed by the Mendon Planning Board November 19, 2018. Said plan recorded in the Worcester District Registry of Deeds in Plan Book 943, Plan 43.

BEGINNING at a point with an Iron Rod (Set) on the easterly sideline of Milford Street at the southwest corner of the parcel to be described, said point being the Northwest corner of land now or formerly of Manuel G. Taxiera, Jr. and Elaine A. Rua;

THENCE N. 23° 49' 13" E., along the easterly sideline of Milford Street for a distance of 28.37' feet to a point;

THENCE S. 50° 21' 35" E along land n/f of Paul J. Larson Jr. for a distance of 150' feet to a point;

THENCE N. 43° 25' 39" E., along land n/f of Paul J. Larson Jr for a distance of 104.55' feet to a point at a stone wall and land n/f of Determination, Inc.;

THENCE S. 42° 53' 42" E., along a stone wall and land of Determination, Inc for a distance of 119.93 feet to an Iron Rod (Set);

THENCE S. 30° 33' 09" W., along land n/f Manuel G. Taxiera, Jr. and Elaine A. Rua passing through an Iron Rod (Set) a distance of 82.00 feet to a second Iron Rod (Set);

THENCE N. 60° 21' 09" W., along land now or formerly of Manuel G. Taxiera, Jr. and Elaine A. Rua for a distance of 237.50' feet to the place of beginning.

63 Milford St., Mendon MA

Parcel A contains 9,893 square feet, according to said plan.

The above property is land only and therefore, no rights of homestead have attached.

Being a portion of the premises conveyed to Grantors by deed dated August 28, 2001 and recorded with the Worcester District Registry of Deeds in Book 24746, Page 173.

Witness my hand and seal this 19th day of June, 2019.

Elaine A. Rua
Elaine A. Rua

COMMONWEALTH OF MASSACHUSETTS

County of Worcester

On this 19th day of June, 2019, before me, the undersigned notary public, personally appeared **Elaine A. Rua**, proved to me through satisfactory evidence of identification, which was Driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

[Signature]

Notary Public
My Commission Expires:

