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Prepared by:

The Wozniak Law Group, P.C.
159 Hartford Avenue East
Mendon, Massachusetts 01756

QUITCLAIM DEED

I, **WALLACE E. MATTHEWS, TAMMY J. DUFFEY f/k/a TAMMY J. GIBSON and SARAH A. MATTHEWS**, as an individual, residing at 37 Kinsley Lane, Mendon, Worcester County, Massachusetts (hereinafter known as the "Grantor(s)")

In consideration paid and in full consideration in the amount of One Hundred Dollars (\$100.00),

grant to **WALLACE E. MATTHEWS** residing at 37 Kinsley Lane, Mendon, Worcester County, Massachusetts and **MICHAEL MATTHEWS**, residing at 4902 N. W. Miller Road, Altha, Florida, all as joint tenants by right of survivorship, and not as tenants in common,

with *quitclaim covenants*

The following parcel of land located in Mendon, Worcester County, Massachusetts, consisting of a certain tract or parcel of land on the southerly side of Lake Nipmuc, bounded and described as follows:

BEGINNING at a stake on the southerly side and line of a common right of way at the northwest corner of the granted premises at a corner of the land of Edward C. Newton and proceeding along said right of way S. 37° 35' E. for a distance of 71.80 feet to a stake;

THENCE: S. 64° 05' E. by said way 72.94 feet to a stake;

THENCE: N. 71° 10' E. by said way 152.16 feet to a stake;

THENCE: B. 9° 30' E. by said way 88.0 feet to a drill hole at the end of a wall;

THENCE: S. 25° 49' E. with the line of said wall by other land of the grantee 114.90 to a drill hole in the angle of said wall;

THENCE: S. 5° 08' E. with the line of said wall by the land of the grantee 72.80 feet to a drill hole in said wall;

THENCE: S. 20° 53' E. with the line of said wall by the land of the grantee 65.60 feet to a drill hole in a large rock;

THENCE: S. 36° 31' W. with the remains of the old wall by the land of the grantee for a distance of 180.00 feet to a stake in the northerly line of a private way of the grantee;

37 Kinsley Lane, Mendon, Massachusetts 01756

THENCE: northwesterly by the northerly the line of said way 281.62 feet to an angle in said way;

THENCE: N. 19° 12' E. by said land of Newton 150.00 feet to the point of the beginning;

THENCE:

All as shown on and according to the plan of land sold by Clayton Parkinson to Helen Jordan, dated February 1952 by Francis J. Brennan surveyor and filed in the Registry of Deeds, Worcester County, Plan Book 182, Plan 40. Together with a right of way and travel over and upon the way along the northerly part of the premises:

For Grantor's Title, see deed of Ilee Matthew and Wallace Matthews dated March 9, 2000, and recorded with the Worcester County District Registry of Deeds at Book 22382, Page 317.

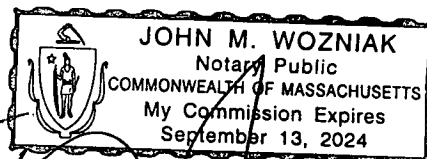
Witness my hand and seal this 23rd day of July, 2024.

Wallace E. Matthews
Wallace Matthews

COMMONWEALTH OF MASSACHUSETTS,
WORCESTER COUNTY

I, THE UNDERSIGNED, A Notary Public in and for said County in said Commonwealth, hereby certify that Wallace Matthews whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on the is day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 23rd day of July, 2024.



Notary Public
My Commission Expires:

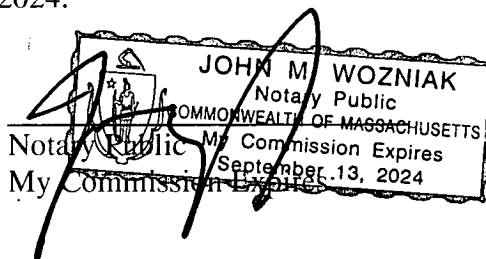
Witness my hand and seal this 23rd day of July, 2024.

Tammy Duffey
 Tammy J Duffey f/k/a Tammy J. Gibson

COMMONWEALTH OF MASSACHUSETTS,
 WORCESTER COUNTY

I, THE UNDERSIGNED, A Notary Public in and for said County in said Commonwealth, hereby certify that Tammy J Duffey f/k/a Tammy J. Gibson whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on the is day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 23rd day of July, 2024.



Witness my hand and seal this 23rd day of July, 2024.

Sarah A. Matthews
 Sarah A. Matthews

State of Florida County of Calhoun

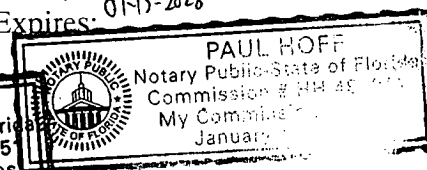
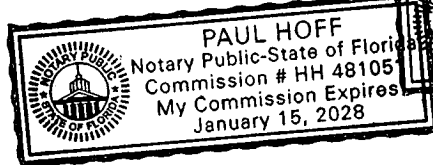
COMMONWEALTH OF MASSACHUSETTS,
 PH

I, THE UNDERSIGNED, A Notary Public in and for said County in said Commonwealth, hereby certify that Sarah A. Matthews whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on the is day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 29 day of July, 2024.

Witness: Robbie Bennett
 Robbie Bennett
 20859 Central Ave. E.
 Blountstown FL 32424

Paul Hoff
 Notary Public Paul Hoff
 My Commission Expires: 01-15-2028



Witness: Paul Hoff
 Paul Hoff
 20859 Central Ave E. Rt 130 Blountstown, FL 32424

ATTEST: WORC. Kathryn A. Toomey, Register