

# 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: 03/21/2025 10:53 AM  
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Fee: \$.00 Cons: \$100.00  
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Worcester South District Registry of Deeds  
Kathryn A. Toomey, Register  
90 Front St  
Worcester, MA 01608  
(508) 368-7000

Property Address: 37 Kinsley Lane, Mendon, MA 01756

## CONFIRMATORY DEED

We, **Wallace E. Matthews**, being unmarried, of Altha, Florida, **Tammy J. Duffey f/k/a Tammy J. Gibson**, a married woman, of Mendon, Massachusetts and **Sarah A. Matthews**, being unmarried, of Altha, Florida, for consideration paid, and in full consideration of LESS THAN ONE HUNDRED AND 00/100 (\$100.00) DOLLARS, grant to **Wallace E. Matthews and Michael Matthews**, as joint tenants with rights of survivorship, of 4902 N.W. Miller Road, Altha, Florida 32421

with ***QUITCLAIM COVENANTS***

The following parcels of land located in the Town of Mendon, Worcester County, Massachusetts:

PARCEL ONE

A certain parcel of land in the Town of Mendon, Worcester County, Massachusetts, situated on the southerly side of Mendon Pond, otherwise known as Lake Nipmuc, bounded and described as follows:

BEGINNING at a stake and stones on the shoreline of said Pond at other land of prior grantors;

THENCE with a wall S. 80° 36' E. 117.91 feet to a drill hole in a rock;

THENCE S. 62° 41' E, 34.62 feet to a drill hole in a rock at the side of a roadway at land now or formerly of one Freeman, the last two lines bounding on other land of the prior grantors;

THENCE S. 34° W. 46.30 feet to a spike in an oak stump;

THENCE S. 65° W 57.68 feet to a spike in the roadway at land conveyed to Paul F.C. Mias and Hazel F. Mias, the last two lines bounding on the side of said roadway at said Freeman land;

THENCE N. 49° 34' W. by last mentioned land 134.15 feet to a drill hole in a rock at the shoreline of said Pond;

THENCE in an easterly direction by the shoreline of said Pond to the point of beginning;

Being a part of the premises conveyed by Luther E. Taft to Clinton R. Scott, by deed dated December 3, 1900, recorded with the Worcester District Registry of Deeds in Book 1668, Page 446, together with all easements in common with others and subject to the conditions and restrictions contained in or referred to in said deed, so far as the same affect and apply to the premises herein conveyed.

PARCEL TWO

A certain triangular strip of land in Mendon in the Town of Mendon, Worcester County, Massachusetts, situated on the southerly side of Mendon Pond, otherwise known as Lake Nipmuc, bounded and described as follows:

BEGINNING at a stake and stones on the southerly shore line of said Lake at other land of prior grantors;

THENCE southeasterly along land of the said grantors 35 feet more or less, to a stone wall being part of the boundary line between other land of the said prior grantors and the former grantors;

THENCE westerly along other land of the former grantors;

THENCE westerly along other land of the former grantors 38 feet more or less to said shore line of said Lake;

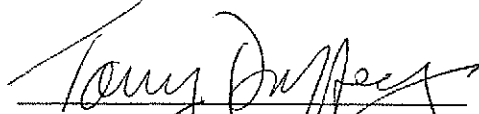
THENCE northeasterly along said shore line 12 feet 7 inches, more or less to the place of beginning.

Said triangular strip being a southwesterly corner of the premises conveyed to Samuel B. Young and Dora E. Young by deed dated August 7, 1944 recorded with the Worcester District Registry of Deeds in Book 2927, Page 577.

Being the same premises conveyed to the Grantors by deed dated May 27, 2020 recorded in the Worcester District Registry of Deeds in Book 62494, Page 296.

\*This deed is given to correct and confirm the legal description which was incorrect in its entirety and instead should have read as set forth above. See deed recorded in Book 70858, Page 88.

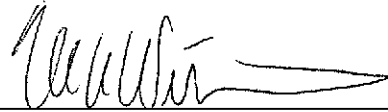
Executed as a sealed instrument as of this 22 day of January, 2025.

  
\_\_\_\_\_  
**Tammy J. Duffey f/k/a**  
**Tammy J. Gibson**

COMMONWEALTH OF MASSACHUSETTS

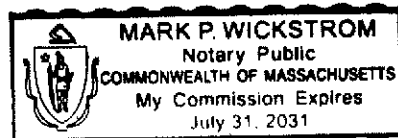
County of Worcester

On this 22 day of January, 2025, before me, the undersigned notary public, personally appeared **Tammy J. Duffey**, who proved to me through satisfactory evidence of identification, which was driver's license, to be the person whose name is signed above, or on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

  
\_\_\_\_\_

Notary Public:

My Commission Expires:



Executed as a sealed instrument as of this 27 day of January, 2025.

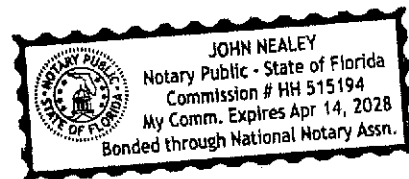
Sarah A. Matthews  
**Sarah A. Matthews**

STATE OF FLORIDA

County of Bee

On this 27 day of January, 2025, before me, the undersigned notary public, personally appeared **Sarah A. Matthews**, who proved to me through satisfactory evidence of identification, which was Drivers license, to be the person whose name is signed above, or 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: Apr 14 2028



Executed as a sealed instrument as of this 27 day of January, 2025.

Wallace E. Matthews

**Wallace E. Matthews**

STATE OF FLORIDA

County of Bay

On this 27 day of January, 2025, before me, the undersigned notary public, personally appeared **Wallace E. Matthews**, who proved to me through satisfactory evidence of identification, which was Drivers License, to be the person whose name is signed above, or on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

[Signature]  
Notary Public:

My Commission Expires: Apr 14 2028

