

# 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: 01/19/2016 01:08 PM  
Ctrl# 150444 15650 Doc# 00005576  
Fee: \$921.12 Cons: \$202,000.00

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

## QUITCLAIM DEED

I, **Susan L. Swanson**, married, of 56 Grafton Road, Upton, Massachusetts 01568

for consideration paid and in full consideration of Two Hundred Two Thousand and 00/100 (\$202,000.00) Dollars

grant to **Kimberly Gilbertson**, individually, now of 64 North Avenue, Mendon, Massachusetts 01756

with *quitclaim covenants*:

The land with the buildings thereon situated at 64 North Avenue, Town of Mendon, County of Worcester, Commonwealth of Massachusetts, being shown as Lot B on a plan prepared by Paul V. Swanson for Eric Swanson, et ux, dated September 30, 1967, said plan is recorded with the Worcester District Registry of Deeds in Plan Book 313, Plan 84, and further described as follows:

Beginning at a point 124.75 +/- from a concrete bound in westerly location line of said Avenue as laid out by the County of Worcester in 1952; thence continuing S. 71 degrees 40' W. 46.10 feet to a corner; thence S. 20 degrees 00' E. by land now or formerly of Barrows 99.95 feet to a corner; thence N. 60 degrees 00' E. 46.79 feet to a corner; and thence N. 20 degrees 00' W. 90.48 feet to the place of beginning.

Said Lot contains approximately 4,423.89 square feet of land.

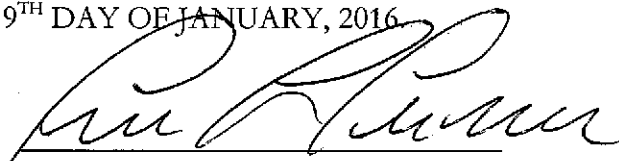
Said Lot is conveyed subject to and with the benefit of an Easement Agreement, dated May 11, 2010, recorded with said Deeds in Book 45782, Page 168.

I am married but my spouse has never occupied and does not occupy any portion of the premises as her principal residence, and is therefore not entitled to claim the benefit of an existing estate of homestead in the premises.

Meaning and intending to convey and hereby conveying the same premises conveyed to Grantor by Deed recorded with the Worcester District Registry of Deeds in Book 45782, Page 166.

Property Address: 64 North Avenue, Mendon, Massachusetts

WITNESS MY HAND AND SEAL THIS 19<sup>TH</sup> DAY OF JANUARY, 2016

  
Susan L. Swanson

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

January 19, 2016

On this 19<sup>th</sup> day of January, 2016, before me, the undersigned notary public, personally appeared Susan L. Swanson, proved to me through satisfactory evidence of identification, which was a Massachusetts 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.

  
, Notary Public

My Commission Expires:



ATTEST: WORC Anthony J. Vigliotti, Register