

Worcester South District Registry of Deeds Electronically Recorded Document

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Recording Information

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Receipt Number	: 1460651
Recording Fee (including excise)	: \$1,614.20

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 07/29/2022 11:38 AM
Ctrl# 240640 17554 Doc# 00083361
Fee: \$1,459.20 Cons: \$320,000.00

Worcester South District Registry of Deeds
Kathryn A. Toomey, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

QUITCLAIM DEED

I, **Kimberly Gilbertson**, married to Robert Gilbertson, of Mendon, Massachusetts

for consideration paid and in full consideration of Three Hundred Twenty Thousand and 00/100 (\$320,000.00) Dollars

grant to **Alexander J. Taddei**, 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 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.

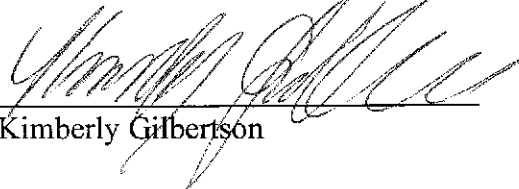
Said Lot is conveyed subject to and with the benefit of an Easement Agreement, dated May 10, 2022, recorded with said Deeds in Book 67575, Page 42.

Grantor releases any and all rights of Homestead in the property and swears under the pains and penalties of perjury that no other individual is entitled to a right of Homestead in the property.

Being the same premises conveyed to Grantor by Deed recorded with the Worcester District Registry of Deeds in Book 54836, Page 1.

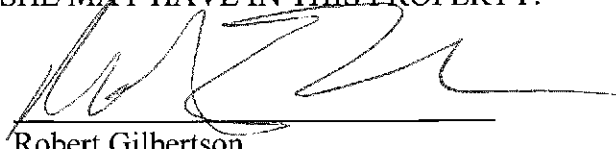
Property Address: 64 North Avenue, Mendon MA

WITNESS MY HAND AND SEAL THIS 26TH DAY OF JULY, 2022.



Kimberly Gilbertson

WITNESS MY HAND AND SEAL THIS 26TH DAY OF JULY, 2022. THE
UNDERSIGNED JOINS IN THIS DEED FOR THE SOLE PURPOSE OF RELEASING
ANY EXISTING HOMESTEAD RIGHTS SHE MAY HAVE IN THIS PROPERTY.



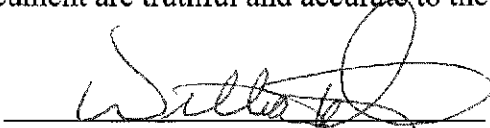
Robert Gilbertson

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

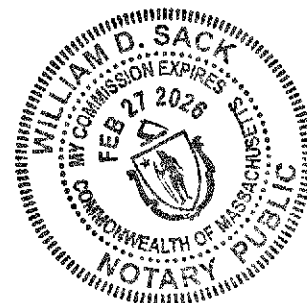
July 26, 2022

On this 26th day of July, 2022, before me, the undersigned notary public,
personally appeared Kimberly Gilbertson & Robert Gilbertson, proved to me through
satisfactory evidence of identification, which were Massachusetts Driver's Licenses, to
be the persons whose names are signed on the preceding or attached document, and
acknowledged to me that they signed it voluntarily 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 their knowledge and belief.



, Notary Public

My Commission Expires:



ATTEST: WORC Kathryn A. Toomey, Register