

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: 03/13/2025 12:52 PM
Ctrl# 267790 29131 Doc# 00019589
Fee: \$1,915.20 Cons: \$420,000.00

Worcester South District Registry of Deeds
Kathryn A. Toomey, Register
90 Front St
Worcester, MA 01608
(508) 368-7000

QUITCLAIM DEED

DAVID FERNANDES, an unmarried man, of Mendon, Massachusetts,

for consideration paid and in full consideration of Four Hundred Twenty Thousand and 00/100 (\$420,000.00) Dollars

grants to REBECCA ANN ALBURY, Individually, now of 17 Bates Street, Mendon, Massachusetts, individually,

with quitclaim covenants

a certain parcel land, together with the buildings and improvements thereon, situated on the westerly side of Bates Street in Mendon, Worcester County, Massachusetts, bounded and described as follows:

COMMENCING at a cement bound at the southeasterly corner of the granted premises;

THENCE in a northerly direction and bounded easterly by said Bates Street along a stone wall as it now stands, 136 feet, more or less, to a cement bound at land now or formerly of one Pettinelli;

THENCE in a westerly direction and bounded northerly by said Pettinelli land, 60 feet, more or less, along a stonewall as it now stands and a gateway to a cement bound;

THENCE in a southerly direction and bounded westerly by said Pettinelli land, 55 feet along a stone wall as it now stands to a cement bound;

THENCE in a westerly direction and bounded by said Pettinelli land, 15 feet along a stonewall as it now stands, to a stone bound;

THENCE in a southerly direction and bounded by said Pettinelli land, 90 feet along a stone wall as it now stands to a stone bound at land now or formerly of Robert McTurk;

THENCE in an easterly direction and bounded by said McTurk land, 130 feet along a stonewall as it now stands to the stone bound at said Bates Street, being the point of beginning.

PROPERTY ADDRESS: 17 BATES STREET, MENDON, MASSACHUSETTS

Meaning and intending to convey all and the same premises conveyed to the Grantor by deed date August 4, 2006 and recorded with the Worcester County (Worcester District) Registry of Deeds in Book 39530, Page 171.

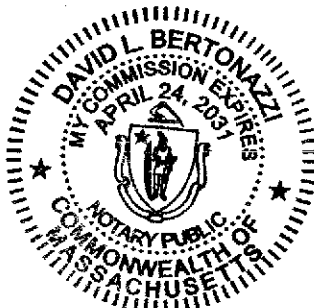
Executed as a sealed instrument this 5th day of March, 2025.

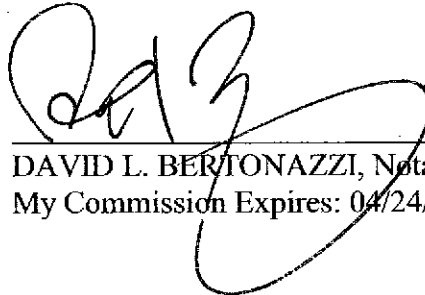

DAVID FERNANDES

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 5th day of March, 2025, before me, the undersigned notary public, personally appeared DAVID FERNANDES, proved to me through satisfactory evidence of identification, which was MA Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.




DAVID L. BERTONAZZI, Notary Public
My Commission Expires: 04/24/2031

ATTEST: WORC Kathryn A. Toomey, Register