

Worcester South District Registry of Deeds Electronically Recorded Document

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Recording Information

Document Number	: 104474
Document Type	: DEED
Recorded Date	: September 16, 2016
Recorded Time	: 12:51:55 PM
Recorded Book and Page	: 55978 / 118
Number of Pages(including cover sheet)	: 3
Receipt Number	: 955445
Recording Fee (including excise)	: \$1,173.80

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 09/16/2016 12:51 PM
Ctrl# 159500 24832 Doc# 00104474
Fee: \$1,048.80 Cons: \$230,000.00

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

QUITCLAIM DEED

I, Wayne S. Meunier, a married man, of Mendon, Massachusetts

For consideration paid and in full consideration of Two Hundred Thirty Thousand (\$230,000.00) Dollars

Grant to Katelyn N. Trotta, an individual of 49 Cape Road, Mendon, Massachusetts 01756

WITH QUITCLAIM COVENANTS

All the same premises conveyed by Rene Roy to Irving Teed et ux by deed dated December 16, 1952 and recorded in the Worcester District Registry of Deeds, Book 3472, Page 60 and bounded and described in said deed as follows:

The land in said Mendon with the buildings thereon situated on the westerly side of Massachusetts State Highway Route No. 140 in said Mendon, being shown as Lot No. 7 on plan entitled, "Plan of Lots in Mendon, Mass. Owned by Samuel H. & Rose Perron Scale 1" = 100' Nov. 1947" filed with Worcester District Deeds, Plan Book 154, Plan 11, and bounded and described as follows:

Beginning at the southeasterly corner of the granted premises on the westerly side of said highway, thence S. 74° 02' 10" W. along the northerly line of lot No.6 as shown on said plan, 150 feet to a stake; thence N. 15° 57' 50" W. along land now or formerly of said Perron, 100 feet to a stake; thence N. 74° 02' 10" E. along the southerly line of lot No. 8 as shown on said plan, 150 feet to the said highway; thence S. 15° 57' 50" E. along the westerly line of said highway, 100 feet to the point of beginning.

Being the same premises conveyed to Grantor(s) by Deed dated May 10, 2012, recorded with Worcester District Registry of Deeds in Book 48994, Page 109.

Grantor hereby releases any and all rights of Homestead and states under the pains and penalty of perjury that no other persons are entitled to any benefits of an existing estate of Homestead.

WITNESS my hand and seal this 12 day of September 2016.

Wayne S. Meunier
Wayne S. Meunier

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

9-12, 2016

On this 12 day of SEPT, 2016, before me, the undersigned notary public, personally appeared Wayne S. Meunier, proved to me through satisfactory evidence of identification, which was MA 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.

Michael E. Heaney
Notary Public:
My Commission Expires:

