

# 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: 10/06/2017 02:32 PM  
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 Fee: \$.00 Cons: \$1.00  
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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, Chadd Maynard of 60 Cape Road, Mendon, MA 01756, in consideration of ONE and 00/100 DOLLAR \$1.00 **GRANT TO** Chadd Maynard and Danielle Maynard as Husband and Wife Tenants by the Entirety of 60 Cape Road, Mendon, MA 01756.

With ***QUITCLAIM COVENANTS***

The land in said Mendon, Worcester County, Massachusetts, with the buildings thereon, situated on the easterly side of Route 140 and adjoining premises conveyed by Lloyd W. Nelson, et ux, to Lloyd W. Nelson, by deed dated February 24, 1961, recorded with Worcester District Registry of Deeds, and bounded and described as follows:

### PARCEL ONE:

Beginning at the northwesterly corner of the granted premises at a point in said Route 140 being 15 feet southerly of the southwesterly corner of Lot #11 as shown on a plan entitled "Plan of Lots in Mendon, Mass. owned by Samuel H. & Rose Perron---", filed with Worcester Registry of Deeds, Plan Book 154, Plan 11, thence

EASTERLY 150 feet along said land conveyed to Lloyd W. Nelson to land now or formerly of Samuel H. Nelson, et ux; thence

SOUTHERLY 85 feet along said Perron land; thence

WESTERLY in a line parallel to the first course 150 feet to said Route 140; thence

NORTHERLY 85 feet along said Route 140 to point of beginning.

### PARCEL TWO:

Beginning at the southwesterly corner of the granted premises which point is the northwesterly corner of the other land of these grantees thence N. 74 degrees 02'10" E. one hundred and fifty (150) feet to a point at land of Theodore E. and Louise E. Giatas, formerly Samuel H. Perron et ux, thence N. 15 degrees 57' 50" W. fifteen (15) feet to land formerly of these grantors, thence S. 74 degrees 02' 10" W. one hundred and fifty (150) feet by said other land formerly of these grantors to a point at said Route 140, thence S. 15 degrees 57' 50" E. fifteen (15) feet along Route 140 to the point of beginning.

**For Grantor's Title, see deed dated August 28, 2017 and recorded in the Worcester County Registry of Deeds at Book 57649, Page 73.**

Property Address: 60 Cape Road, Mendon, MA 01756

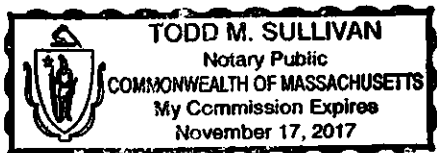
Executed as a sealed instrument this 13 day of September 2017.

Chadd Maynard  
Chadd Maynard

Commonwealth of Massachusetts

Worcester, ss.

On 13 day of September, 2017, before me, the undersigned notary public, personally appeared Chadd Maynard, the above-named and proved to me through satisfactory evidence of identification being MA DRIVER'S LICENSE to be the person whose name is signed on this document, and acknowledged to me that he signed it voluntarily for its stated purpose and that the foregoing instrument is his free act and deed.



Todd M. Sullivan  
Notary Public: Todd M. Sullivan  
My Commission Expires: 11/17/17