

# 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: 09/13/2018 01:32 PM  
 Ctrl# 187371 17566 Doc# 00096675  
 Fee: \$1,331.52 Cons: \$292,000.00  
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Worcester South District Registry of Deeds  
 Anthony J. Vigliotti, Register  
 90 Front St  
 Worcester, MA 01608  
 (508) 798-7717

Property Address: 59 Old Uxbridge Road, Mendon, Massachusetts 01756

### QUITCLAIM DEED

We, **Patricia B. Murdoch and Jeffrey L. Speen**, a married couple, of Mendon, Massachusetts,

for Consideration paid, and in full consideration of Two Hundred Ninety-Two Thousand Dollars (\$292,000.00),

grant to **Owen J. Russell**, individually, of 59 Old Uxbridge Road, Mendon, Massachusetts,

with *QUITCLAIM COVENANTS*

The land in Mendon, Worcester County, Massachusetts, together with the buildings thereon, situated in the westerly part thereof, northerly of Nipmuck Lake or Mendon Pond, so-called, and on the northerly side of an old town way now not in general use, which town way adjoins the main road from the Old Boston and Hartford Turnpike, running westerly by said Lake to the center Village of Uxbridge, Worcester County, Massachusetts, being known and numbered as

**59 Old Uxbridge Road, Mendon, Massachusetts**

bounded and described as follows:

**BEGINNING** at the southeasterly corner of the granted premises at a drill hold in the center line of said old town way, said point being the southerly corner of land of one Gaskill;

**THENCE** N. 22° 35' W. and bounding on said Gaskill land, and passing through a drill hole in a stone approximately 9.6 feet northwesterly of first mentioned bound, and running 151.00 feet to a stone bound at land now or formerly of one Wood;

**THENCE** southwesterly and bounding on said Wood land, 197.00 feet to a stone bound at land now or formerly of one Healy;

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Nancy Catalini Chew  
270 Ayer Road  
P.O. Box 0667  
Harvard, MA 01451  
(978) 772-2442

THENCE S. 5° E. and bounding on said Healy land, 121.65 feet to the center line of said old town way;

THENCE easterly along the centerline of said old town way, 238.5 feet to the point of beginning.

Together with all rights which may be in effect and subject to the rights of others legally entitled thereto in said old town way.

Said premises are conveyed subject to and with the benefit of any other easements, rights, restrictions and agreements of record insofar as the same are now in force and applicable.

Being the same premises conveyed to us by deed dated October 26, 1999 and recorded with Worcester South Registry of Deeds in Book 21995, Page 35.

We, **Patricia B. Murdoch and Jeffrey L. Speen**, hereby state, under oath, that this property is not the principal residence of us, a current or former spouse, or civil partner, hereby releasing all homestead rights and that there is no other persons entitled to claim the benefit of any estate of homestead in and to the property being conveyed hereunder.

THIS SPACE BELOW INTENTIONALLY LEFT BLANK.

Witness our hands and seals, this 10<sup>th</sup> day of September, 2018.

*Patricia B. Murdoch*  
Patricia B. Murdoch

*Jeffrey L. Speen*  
Jeffrey L. Speen

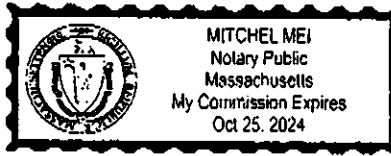
COMMONWEALTH OF MASSACHUSETTS

Worcester, County, ss:

On this 10 day of September, 2018, before me, the undersigned Notary Public, personally appeared Patricia B. Murdoch and Jeffrey L. Speen, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the persons whose name is signed on the preceding document, and acknowledged to me that each signed it voluntarily for its stated purpose and swore or affirmed to me that the content of the document is truthful and accurate to the best of their belief.

*Mitchel Mei*

Notary Public: *Mitchel Mei*  
My commission expires: *Oct 25 2024*



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ATTEST: WORC Anthony J. Vigliotti, Register