

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: 07/08/2019 01:57 PM

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Fee: \$.00 Cons: \$1.00

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

Property Address: 40-42 Cape Road, Mendon, MA 01756

Quitclaim Deed

I, James W. Watson of Mendon MA., in consideration of \$1.00 **GRANT TO** James W. Watson and Monique M. Watson, husband and wife, tenants by the entirety, of 42 Cape Road, Mendon, MA 01756

With ***QUITCLAIM COVENANTS***

Two certain adjoining tracts or parcels of land, situated on the easterly side of Massachusetts State Highway Route No. 140, in Mendon, Worcester County, and being more particularly bounded and described as follows, to wit:

FIRST PARCEL

A certain tract or parcel of land situated on the easterly side of Massachusetts State Highway Route No. 140, in said Mendon, and being Lot 20, as shown on plan entitled "Plan of Lots in Mendon, Mass. owned by Samuel H. & Rose Perron-----", filed with Worcester District Registry of Deeds, Plan Book 154, Plan 11, and more particularly bounded and described as follows, to wit:

Northerly by a stone wall and land of Pettinelti, 164.60 feet; Easterly by land now or formerly of Samuel H. Perron et ux, 100.60 feet; Southerly by Lot No.19, as shown on said plan, 150 feet; and Westerly by said Highway, 168.38 feet.

Said premises are conveyed subject to the right and easement reserved in deed of Samuel H. Perron et ux, dated August 13, 1948, and recorded with said Deeds this date, to enter upon the granted premises for purpose and to Jay, install, repair, replace and maintain water and sewer conduits from said Highway to and for the benefit of the remaining premises of the said Samuel H. Perron et ux., in and under a strip of the granted premises 6 feet in width easterly of, adjoining and along the entire westerly line of the granted premises.

Said premises are subject to the condition, which shall expire on January 1, 2048, that the granted premises shall not be used or allowed to be used for the sale or consumption of intoxicating liquors.

SECOND PARCEL

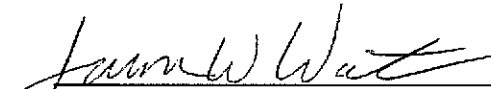
A certain tract or parcel of land situated off the easterly side of Massachusetts State Highway Route No. 140, in said Mendon, and being more particularly bounded and described as follows, to wit:

Beginning at the Northwesterly corner of the granted premises at a mark on a wall at land of one Pettinelli and as the northeasterly corner of Lot No. 20 as shown on plan entitled "Plan of Lots in Mendon, Mass. owned by Samuel H. & Rose Perron.--", said plan being on file with Worcester District Deeds, Plan Book 154, Plan 11; thence S. 1557' 50" E. by said lot 20, 100.60 feet to the southeasterly corner thereof; thence S. 81' 38' 50" E. (old course N. 73 W.) 698.68 feet by said stone wall and said Pettinelli land to the point of beginning.

Said premises are conveyed subject to the condition, which shall expire on January 1, 2048, that the granted premises shall not be used or allowed to be used for the sale or consumption of intoxicating liquors.

For Grantor's Title, see deed dated 07/24/1996 and recorded in the Worcester County Registry of Deeds at Book 18372, Page 240.

Executed as a sealed instrument this 2 day of July, 2019.


JAMES W. WATSON

Commonwealth of Massachusetts

Worcester, ss.

On 2 day of July, 2019, before me, the undersigned notary public, personally appeared, the above-named and proved to me through satisfactory evidence of identification being 115 MR, to be the person whose name is signed on this document, and acknowledged to me that he/she signed it voluntarily for its stated purpose and that the foregoing instrument is his/her free act and deed.


Notary Public:

My Commission Expires:



ATTEST: WORC Kathryn A. Toomey, Register