

# Worcester South District Registry of Deeds Electronically Recorded Document

This is the first page of the document – Do not remove

---

## Recording Information

Document Number	: 75627
Document Type	: DEED
Recorded Date	: June 01, 2021
Recorded Time	: 01:32:07 PM
Recorded Book and Page	: 65291 / 383
Number of Pages(including cover sheet)	: 5
Receipt Number	: 1346106
Recording Fee (including excise)	: \$2,093.00

\*\*\*\*\*  
 MASSACHUSETTS EXCISE TAX  
 Worcester District ROD #20 001  
 Date: 06/01/2021 01:32 PM  
 Ctrl# 223818 07217 Doc# 00075627  
 Fee: \$1,938.00 Cons: \$425,000.00  
 \*\*\*\*\*

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

**QUITCLAIM DEED**

We, Chadd Maynard and Danielle Maynard, being married, of Mendon, MA,

for consideration paid and in full consideration of Four Hundred Twenty-Five Thousand and 00/100 (\$425,000.00) Dollars

grant to Jeremy Condon and Lindsay Condon, 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. Nelsen, 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, thence S. grantors to a point at said Route 140, thence

Address: 60 Cape Road, Mendon, MA 01756

S. 15 degrees 57' 50" E. fifteen (15) feet along Route 140 to the point of beginning.

The above-described premises are also conveyed subject to and with the benefit of all agreements, easements, appurtenances and restrictions of record insofar as now in force and applicable.

Grantor hereby declares under penalties of perjury that we are presently married to each other and hereby release and terminate any and all estates of homestead in and to the above-referenced premises.

**For grantor's title, see deed dated September 13, 2017 and recorded in the Worcester County Registry of Deeds at Book 57853, Page 172.**

{Signature Page Follows}

Witness my hand and seal this 24<sup>th</sup> day of May, 2021.

Danielle C Maynard  
Danielle Maynard

Who signs as Danielle C. Maynard

**COMMONWEALTH OF MASSACHUSETTS**

Norfolk, ss.

On this 24<sup>th</sup> day of May, 2021, before me, the undersigned notary public, personally appeared Danielle Maynard, proved to me through satisfactory evidence of identification, which was a MA Drivers License (source of ID) to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose

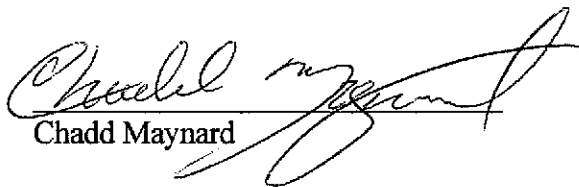
M. Franklin

Notary Public

My Commission Expires: Sept 2, 2024



Witness my hand and seal this 24 day of May, 2021.

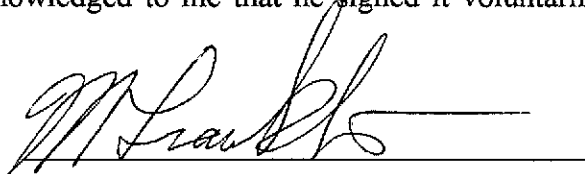
  
Chadd Maynard

**COMMONWEALTH OF MASSACHUSETTS**

Norfolk, ss.

On this 24 day of May, 2021, before me, the undersigned notary public, personally appeared Chadd Maynard, proved to me through satisfactory evidence of identification, which was a ma drivers license (source of ID) 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





Notary Public  
My Commission Expires: Sept 2, 2027