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MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 02/24/2022 11:49 AM
Ctrl# 234884 20379 Doc# 00021586
Fee: \$1,267.68 Cons: \$278,000.00

QUITCLAIM DEED

I, **ELISEU MONTEIRO**, individually, not married, of 120-126 Uxbridge Road, Mendon, Worcester County, Massachusetts (hereinafter known as the "Grantor(s)")

for consideration of: Two Hundred Seventy-Eight Thousand and 00/100 (\$278,000.00) Dollars,

grant to **JOHN MARK MONTEIRO**, individually, not married, of 120 Uxbridge Road, Mendon, Worcester County, Massachusetts (hereinafter known as the "Grantee(s)")

with *Quitclaim Covenants*

PARCEL 1

That a certain parcel of land with the buildings thereon situated on the southerly side of the main road leading from said Mendon to Uxbridge, being otherwise known as Uxbridge Road and Massachusetts Highway Route 16, which said land is a parcel or lot bounded and described as follows:

BEGINNING: At the center point of a drill hole on a stone wall at the said road;

THENCE: North 77° 30' East, one hundred forty-five and eighty-six hundredths (145.86) feet on said road to a stake;

THENCE: South 14° 16' East, one hundred eighty (180) feet on land now or formerly of the heirs of said William Francis Irons to stake;

THENCE: South 75° 42' West, seventy-seven (77) feet on land of said Irons heirs to a stake;

THENCE: North 34° 46' West, one hundred and ninety-seven and twelve hundredths (197.12) feet to the point of beginning, this last boundary running partly on land of said Irons heirs and partly on a wall along land of one Otis Clark.

The aforesaid lot is delineated on a plan of land entitled, "Plan of Land in Mendon owned by William F. Irons, Jr., Scale: 1" = 30', dated September 30, 1947, plan and survey by Arthur H. Fitzgerald and recorded in Worcester District Registry of Deeds in Plan Book 155, Plan 101 and containing .467 acres of land, more or less.

Subject to any and all road takings, if and as they may affect the locus.

Being a portion of that 30.625 acres of wood and sprout land conveyed to the late William Francis Irons in a deed to him as William F. Irons from Amy B. Gaskill, Administrator of the

Property Address: 120 & 126 Uxbridge Road, Mendon, Massachusetts

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Estate of Henry W. Gaskill, dated November 22, 1938 and recorded with the Worcester District Registry of Deeds in Book 2734, Page 219.

Also, being the same premises conveyed to FREEDOM REALTY, LLC by deed of Francis A. Irons, Executor of the Estate of Helen F. Irons, dated September 9, 2005, recorded with Worcester District Registry of Deeds in Book 37356, Page 397.

PARCEL II

The land in Mendon, Worcester County, Massachusetts on the southerly side of Uxbridge Road (Rout #16) and shown as Lot #1 on a plan entitled: "Survey of Land in Mendon, Mass. For Francis A. Irons et ux," dated July 29, 1983, Scale 1" = 100', by John R. Andrews, Jr. filed with the Worcester Distract Registry of Deeds, Plan Book 509, Plan 117, containing 11.474 acres, more or less, according to said plan, bounded and described as follows:

Beginning at a point of the southerly side of said Road at land now or formerly of Diomedes, according to said plan;

THENCE: S. 32° 08' 15" E., 240.50 feet to a point;

THENCE: N. 71° 07' 24" E., 316.18 feet to a point at land nor or formerly of Hensel's Red Rooster, Inc., the last two (2) courses being by Diomedes land;

THENCE: S. 69° 17' 17" E., by said Hensel's land, 30.00 feet to land now or formerly of one Quirk;

THENCE: S. 3° 16' 42" E., 551.04 feet along a wall to a corner of walls;

THENCE: N. 73° 14' 32" W., 142.53 feet to D.H. in corner of walls;

THENCE: S. 6° 14' 37" W., 188.72 feet to corner of walls; the last three (3) courses being by Quirk land to land now or formerly of Palumbo;

THENCE: S. 85° 44' 08" W., 711.39 feet to Lot #4 on said plan;

THENCE: N. 24° 36' 32" W., by Lot #4 aforesaid, 315.55 feet to Lot #2 on said plan;

THENCE: N. 28° 34' 22" W., by Lot #2 aforesaid, 210.00 feet to land now or formerly of Rogers as shown on said plan at a wall;

THENCE: N. 66° 31' 42" E., along wall, 81.95 feet to an angle in the wall;

THENCE: S. 80° 02' 57" E., 42.92 feet to a point;

THENCE: N. 25° 13' 02" W., 163.76 feet to the southerly side of said Road; the last three (3) courses being by said Rogers's land;

THENCE: northeasterly by the southerly side of said Road by a curve having a radius of 3,160 feet, according to said plan, a distance of 48.00 feet to a M.H.B. as shown on said plan;

- THENCE: N. 63° 01' 45" E., still by the line of said Road, 47.94 feet to land now or formerly of Sears;
- THENCE: S. 26° 58' 10" E., 239.62 feet to a wall;
- THENCE: S. 82° 53' 29" E., 45.00 feet to corner of wall;
- THENCE: N. 21° 47' 57" E., 103.42 feet to an angle in wall;
- THENCE: N. 36° 49' 28" E., 154.66 feet to end of wall, at land now or formerly of Irons; the last four (4) courses being by Sears land, according to said plan;
- THENCE: S. 49° 42' 15" E., 47.20 feet to a point;
- THENCE: N. 60° 45' 14" E., 77.00 feet to a point;
- THENCE: N. 29° 12' 32" W., 168.99 feet to the southerly side of said Road; the last three (3) courses being by said Irons land;
- THENCE: N. 63° 01' 45" E. by said line of the Road, 24.42 feet to the point of beginning.

However, otherwise bounded and described, being the same premises conveyed to the grantors by Deed of Francis A. Irons and Dorothy E. Irons, husband and wife, and Helen F. Irons, recorded with said Registry, Book 8154. Pages 351-352, dated December 8, 1983.

Being the same premises conveyed to Eliseu Monteiro recorded with the Worcester District Registry of Deeds Book 43211, Page 189, dated August 15, 2008.

The Undersigned does hereby voluntarily release his rights of homestead as stated in M.G.L. c. 188, and hereby certify and affirm under the pains and penalties of perjury that no other person is entitled to homestead rights in the above-described premises as the grantor is unmarried and there are no other persons, who if any occupies or intends to occupy the premises as their principal residence and are therefore, not entitled to claim the benefit of an estate of homestead in the premises.

Witness my hand and seal this 23 day of February, 2022.



Grantor: Eliseu Monterio

COMMONWEALTH OF MASSACHUSETTS,

County of Worcester,

February 23, 2022

On this 23 day of February, 2022, before me, the undersigned notary public, personally appeared ELISEU MONTEIRO proved to me through satisfactory evidence of identification, which were [] Driver's License or [] _____, 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 and that the forgoing instrument is his free act and deed.

Diane McClintock

Notary Public

