

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: 06/22/2023 01:25 PM
Ctrl# 250300 01242 Doc# 00049019
Fee: \$2,348.40 Cons: \$515,000.00

Worcester South District Registry of Deeds
Kathryn A. Toomey, Register
90 Front St
Worcester, MA 01608
(508) 368-7000

Property Address: 45 Cape Road, Mendon, Worcester County, Massachusetts

Quitclaim Deed

We, Dianna Marie Williamson and John Edward Williamson, Trustees of the Dianna Marie Williamson and John Edward Williamson Living Trust, u/d/t dated June 8, 2020, pursuant to Certification of Trust recorded with the Worcester County Registry of Deeds in Book 62575, Page 182, of Mendon, Worcester County, Massachusetts, for consideration paid and in full consideration of Five Hundred Fifteen Thousand and 00/100 (\$515,000.00) Dollars, grants to Ariana C. Lempereur-Roth, now of 45 Cape Road, Mendon, Worcester County, Massachusetts,

With ***QUITCLAIM COVENANTS***

The land and buildings thereon, situated in the Town of Mendon, County of Worcester, Commonwealth of Massachusetts, being Lot 9, as shown on a plan of land entitled "Plan of Lots in Mendon, Massachusetts owned by Samuel H. and Rose Perron, November 21, 1947" recorded with the Worcester District Registry of Deeds in Plan Book 154, Plan 11, being more particularly bounded and described as follows:

Beginning at the northeasterly corner of the lot herein described, on the westerly line of said Highway and at the southeasterly corner of Lot #10 on said plan;

THENCE S. 15 degrees 57' 50" E., with the westerly line of said highway, 100 feet to the northeasterly corner of Lot #8 on said plan;

THENCE S. 74 degrees 02' 10" W., with said Lot #8 on said plan, 150 feet to the land, now or formerly of Samuel H. and Rose Perron;

THENCE N. 15 degrees 57' 50" W., with said Perron land, 100 feet to the southwesterly corner of said Lot #10;

THENCE N. 74 degrees 02' 10" W., with Lot #10 on said plan, 150 feet to the point of beginning.

We, the Grantors named herein, do hereby voluntarily release all rights of Homestead, if any, as set forth in M.G.L. Chapter 188 and state that there are no other persons or person entitled to any Homestead rights.

Meaning and intending to convey the premises conveyed by Dianna Williamson and John Williamson to the Grantors by Deed dated June 8, 2020 and recorded in Worcester County Registry of Deeds in Book 62575, Page 184.

SIGNATURE PAGES TO FOLLOW

Witness my hand and seal this ^{5th} day of June, 2023.

The Dianna Marie Williamson and
John Edward Williamson Living Trust

By: Dianna Marie Williamson
Dianna Marie Williamson, Trustee

COMMONWEALTH OF MASSACHUSETTS

County of Norfolk

On this 5 day of June, 2023, before me, the undersigned notary public, personally appeared Dianna Marie Williamson, the above-named and proved to me through satisfactory evidence of identification, which was MADL, 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 on behalf of the Trust.

Carolyn R Rodgers
Notary Public: Carolyn R Rodgers
My Commission Expires: 04/08/2027



CAROLYN R. RODGERS
Notary Public
Commonwealth of Massachusetts
My Commission Expires April 8, 2027

Witness my hand and seal this 5th day of June, 2023.

The Dianna Marie Williamson and
John Edward Williamson Living Trust

By: [Signature]
John Edward Williamson, Trustee

COMMONWEALTH OF MASSACHUSETTS

County of Norfolk

On this 5 day of June, 2023, before me, the undersigned notary public, personally appeared John Edward Williamson, the above-named and proved to me through satisfactory evidence of identification, which was MADL, 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 on behalf of the Trust.

[Signature]
Notary Public: Carolyn R Rodgers
My Commission Expires: 04/08/2027



CAROLYN R. RODGERS
Notary Public
Commonwealth of Massachusetts
My Commission Expires April 8, 2027

ATTEST: WORC Kathryn A. Toomey, Register