

Worcester South District Registry of Deeds Electronically Recorded Document

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

Recording Information

Document Number	: 45693
Document Type	: DEED
Recorded Date	: June 06, 2025
Recorded Time	: 11:35:02 AM
Recorded Book and Page	: 72086 / 223
Number of Pages(including cover sheet)	: 3
Receipt Number	: 1642900
Recording Fee (including excise)	: \$2,229.80

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 06/06/2025 11:35 AM
Ctrl# 270094 01213 Doc# 00045693
Fee: \$2,074.80 Cons: \$455,000.00

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

QUITCLAIM DEED

We, Frederick J. Kelley, Jr. and Kerrie D. Kelley, husband and wife, of Mendon, Worcester County, Commonwealth of Massachusetts

For Consideration paid and in full consideration of Four Hundred Fifty-Five Thousand and 00/100 (\$455,000.00) Dollars,

Grant to Ian J. Connell

of 43 Cape Rd, Mendon, MA 01756

with quitclaim covenants,

A certain tract or parcel of land with the buildings thereon, situated on the westerly side of Massachusetts State Highway Route No. 140, in Mendon, Worcester County, Massachusetts and being more particularly bounded and described as follows, to wit:-

BEGINNING at a stake on the westerly side of said highway, 322.08 feet S. 15° 57' 50" E. of Massachusetts highway bond in the westerly line of said highway at or near the intersection of Bates Street;

THENCE S. 15° 57' 50" E. by the westerly line of said highway, 100 feet to a stake in the westerly line of said highway at land of one Roy;

THENCE S. 74° 02' 10" W. 150 feet by other land of said Roy to a stake;

THENCE N. 15° 57' 50" W. 100 feet by land of one Perron to a stake;

THENCE N. 74° 02' 10" E. 150 feet by said Perron land to a stake at the point of beginning.

Being lot numbered 10 on a plan entitled "Plan of Lots in Mendon, Mass", owned by Samuel H. and Rose Perron, November 21, 1947, said plan being filed with Worcester District Deeds, Plan Book 154, Page 11.


Property Address: 43 Cape Rd, Mendon, MA 01756

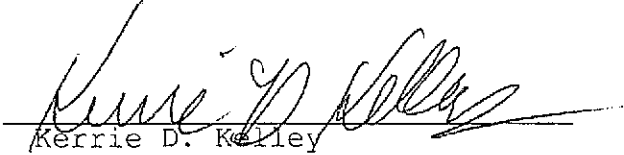
Said premises are conveyed subject to the express condition which shall expire on January 1, 2048 that the granted premises shall not be used or allowed to be used for the sale or consumption of intoxicating liquors.

We, Frederick J. Kelley, Jr. and Kerrie D. Kelley, the Grantors named herein, do hereby voluntarily release any of our right of Homestead, if any, as set forth in M.G.L. Chapter 188 and state under the pains and penalties of perjury that there is/are no other person or persons entitled to any homestead rights other than those executing this deed.

Meaning and intending to convey and hereby conveying the same premises conveyed to us by deed of Edward B. Griffin, Jr. and Abbie A. Griffin dated December 23, 2001 and recorded with the Worcester District Registry of Deeds in Book 25602, Page 266.

WITNESS my/our hand(s) and seal(s) this 29th day of May, 2025.


Frederick J. Kelley, Jr.

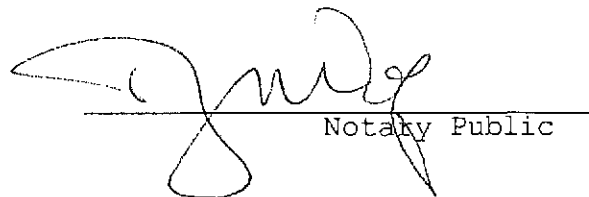

Kerrie D. Kelley

Commonwealth of Massachusetts
County of Worcester

On this 29th day of May, 2025, before me, the undersigned notary public, personally appeared Frederick J. Kelley, Jr. and Kerrie D. Kelley, proved to me through satisfactory evidence of identification, which was Drlic, to be the persons whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.



DONNA P. WOLF
Notary Public
Commonwealth of Massachusetts
My Commission Expires
October 17, 2025


Notary Public