



2014 00102375

Bk: 52981 Pg: 152

Page: 1 of 2 10/30/2014 01:37 PM WD

QUITCLAIM DEED

MASSACHUSETTS EXCISE TAX

Worcester District ROD #20 001

Date: 10/30/2014 01:37 PM

Ctrl# 136418 03571 Doc# 00102375

Fee: \$1,062.48 Cons: \$233,000.00

I, **JOHN D. LYON, II**, an unmarried man, of Mendon, Massachusetts

In consideration paid and amounting to Two Hundred Thirty Three Thousand and no/100 (\$233,000.00) Dollars

Grant to **STEPHANIE MORRISSEY** ^{M.} and **CRAIG PRENTISS** ^{D.}, as joint tenants with rights of survivorship, of 80 Northbridge Road, Mendon, MA 01756, with **quitclaim covenants**

A certain tract of parcel of land, with the buildings thereon, shown as Lot 2 on plan of land entitled "Plan of Land of Estate of Elliott G. Halsing in Mendon, Mass.", dated October 23, 1956, drawn by Eastman and Corbett, Inc., Civil Engineers, filed with Worcester District Deeds, Plan Book 222, Plan 65, and more particularly bounded and described as follows, to wit:

NORTHERLY by Northbridge Road as established by County Layout of 1935, according to said plan, one hundred twenty and 11/100ths (120.00) feet, and by West Hill Road, according to said plan 44.00 feet;

WESTERLY by Lot 3 and Lot 4, according to said plan, 661 feet, more or less;

SOUTHERLY by land now or formerly of L. Taft, according to said plan, 162 feet, more or less; and

EASTERLY by Lot 1, according to said plan, 646 feet, more or less.

Said premises are conveyed together with and subject to all easements, appurtenances and rights of record insofar as the same are now in force and applicable.

Property Address: 80 Northbridge Road, Mendon, MA 01756

Adams & Assoc. Legal Svcs.

Title Division

14-758

(508)791-3800

80 Northbridge Road, Mendon

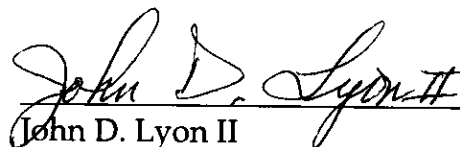
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JIC

Grantor hereby voluntarily releases any rights of homestead in the subject premises as set forth in M.G.L., c.188, if any, and certifies that there are no other person(s) entitled to the protection of the Homestead Act.

For Grantor's title, see deed recorded with Worcester Registry of Deeds in Book 45916, Page 124.

Witness my hand and seal this 15th day of October 2014.




John D. Lyon II

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 15th day of October 2014, before me, the undersigned notary public, personally appeared JOHN D. LYON II, proved to me through satisfactory evidence of identification, which was a MA driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledge to me that he signed it voluntarily for its stated purpose.



Scott A. Ambler, Notary Public
My commission expires: 10-23-2020

