

MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 01/13/2017 12:29 PM  
Ctrl# 164062 12065 Doc# 00004737  
Fee: \$501.60 Cons: \$110,000.00



Bk: 56609 Pg: 335  
Page: 1 of 2 01/13/2017 12:29 PM WD

9/20/50  
Metropolitan Title, LLC  
Worcester, MA  
(508) 791-3345

**QUITCLAIM DEED**

**John B. Feehly**, unmarried, of Mendon, Massachusetts

for consideration paid and in full consideration of One Hundred Ten Thousand and 00/100 (\$110,000.00) Dollars

grants to **David Bell**, individually, now of 86 Holland Rd., Massachusetts 01756

with *quitclaim covenants*:

*Brimfield, M.*

A certain parcel of land situated in Mendon, Worcester County, near the shore of Nipmuck Pond, being the same premises described in deed of Luther E. Taft to David Bushee, dated September 28, 1911, and recorded with Worcester District Deeds, Book 2184, Page 315, and described in said deed as follows:

“A certain tract of land situated in said Mendon, near the shore of Mendon or Nipmuck Pond, as the same may be called, and bounded as follows: - beginning at the northwesterly corner of the granted premises the same being the northeasterly corner of land now owned by this grantor said point being 100 feet from the shore of the pond, measured on a line running N. 69° 35' E., thence running with said course and bounding on land of one White 100 feet to a stake; thence turning and running S. 17° 35' E. with other land of the grantor, 50 feet to a drill-hole in a rock; thence S. 69° 35' W. with other land of the grantor, 100 feet to a stake at the southeasterly corner of said grantor's land; thence N. 17° 35' W. 50 feet to the point of beginning.”

Grantor releases any and all rights of Homestead in the property and swears under the pains and penalties of perjury that no other individual is entitled to a right of Homestead in the property.

Property Address: 13 Taft Avenue, Mendon, Massachusetts

(2)

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Meaning and intending to convey the same premises conveyed to Grantor by Deed recorded with the Worcester District Registry of Deeds in Book 12562, Page 48.

WITNESS MY HAND AND SEAL THIS 13<sup>th</sup> DAY OF JANUARY, 2017.

*John B. Feehly*  
John B. Feehly

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

January 13, 2017

On this 13 day of January, 2017, before me, the undersigned notary public, personally appeared John B. Feehly, proved to me through satisfactory evidence of identification, which was a Massachusetts Driver's License, 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.



*Andrew S. Jepsky*  
Notary Public  
My Commission Expires: