

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
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Worcester South District Registry of Deeds
Kathryn A. Toomey, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

Quitclaim Deed

I, **DONALD H. KELLER**, of, Mendon, Worcester County, Commonwealth of Massachusetts,

For full consideration paid of **LESS THAN ONE HUNDRED and 00/100 (\$100.00) DOLLARS**

Grant to **DONALD H. KELLER and JAY P. KELLER, as Joint Tenants with Rights of Survivorship**, both of 10 Cape Road, Mendon, in said County of Worcester,

with *Quitclaim Covenants*

Two certain parcels of land, together with the buildings thereon, in Mendon, Worcester County, bounded and described as follows:

PARCEL ONE: A certain parcel of land, together with the buildings thereon situated on the easterly side of Cape Road (formerly Bates Street), Route 140, bounded and described as follows:

- BEGINNING at the northwesterly corner of the granted premises on the easterly side of Cape Road;
- THENCE running easterly as the wire fence now stands, bounded northerly by land now or formerly of Brown, 276.6 feet to a point for a corner;
- THENCE turning and running in a southerly direction along a wall, 294.6 feet bounded easterly by land now or formerly of one Fletcher;
- THENCE turning and running in a westerly direction along a stone wall, 326 feet bounded southerly by land now or formerly of one Macuen, to Cape Road;
- THENCE northerly bounded westerly by Cape Road, 291 feet to the point of beginning.

Property Address: 10Cape Road, Mendon, MA 01756

Subject to a taking by the Commonwealth of Massachusetts for the layout of Bates Street, date May 19, 1931, recorded with Worcester District Registry of Deeds, Book 2542, Page 289, and Deed of the same dated August 15, 1932 and recorded with said Deeds in Book 2569, Page 14. Being the same premises conveyed to Kenneth S. Pickren by deed of Virginia Pickren dated June 17, 1977, recorded with said Deeds, Book 6210, Page 358.

PARCEL TWO: A certain tract of land situated off the easterly side of Bates Street, now called Cape Road, in said Mendon, and being shown as Parcel "B" on plan entitled "Plan of land in the town of Mendon, Massachusetts property of Leonard Smith Scale 1 inch = 40 feet Date: July 24, 1978 Blackstone Valley Survey & Engineering 268 Upton Road, Grafton, Mass.", filed with said Deeds, Plan Book 453, Plan 94, and bounded as shown on said plan as follows:

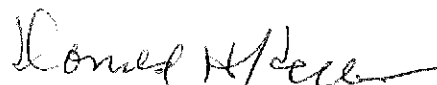
- WESTERLY by the above parcel and land now or formerly of one Bilodeau, 379.16 feet;
- NORTHERLY by Parcel "A" and land now or formerly of one Skinner, 97.57 feet;
- NORTHEASTERLY by land now or formerly of Roger Orefice, 217.73 feet;
- NORTHWESTERLY by land now or formerly of said Orefice, land of John P. Houlihan and land of Arthur P. Johnson, 406.38 feet;
- NORTHEASTERLY by land of William Hanlon, Jr., 256.63 feet;
- SOUTHERLY by land now or formerly of Joseph McEwen, 568.70 feet.

Containing approximately 3.09 acres.

Said premises are conveyed subject to any and all rights of Homestead that I may have in the subject premises.

Being the same premises conveyed to Donald H. Keller and Patricia M. Keller by deed of Kenneth S. Pickren dated September 21, 1982, recorded with said Deeds, Book 7559 Page 332.. Patricia M. Keller died a resident of Mendon, MA.

EXECUTED AS A SEALED INSTRUMENT THIS 10TH DAY OF JUNE, 2021.



DONALD H. KELLER

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

On this 10th day of June, 2021, before me, the undersigned Notary Public, personally appeared Donald H. Keller and proved to me through satisfactory evidence of identification, which was a Commonwealth of Massachusetts driver's license photo identification, 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 statements made herein are true and accurate to the best of his knowledge and belief.



BRIAN ALDO CONSIGLI
Notary Public
My commission expires: 08-10-2023