



2017 00116536

Bk: 57911 Pg: 189
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MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 10/20/2017 11:50 AM
Ctrl# 174885 20890 Doc# 00116536
Fee: \$1,938.00 Cons: \$425,000.00

QUITCLAIM DEED

I, Donald Pilkington, Jr., individually, of 13 Bates Street, Mendon, Worcester County, MA

for consideration paid, and in full consideration of Four Hundred Twenty Five Thousand and 00/100 Dollars (\$425,000.00)

grant to Thomas A. DeCarlo of 1237 MENDON ROAD NORTHBRIDGE, MA, WORCESTER County, Massachusetts individually

with quitclaim covenants

Two certain parcels of land with the buildings thereon, the first parcel of land being located on the Westerly side of the road leading from South Milford to Batesville, so called, in Mendon, Worcester County, Massachusetts, bounded and described as follows, to with:

Beginning at the Northeasterly corner of the premises on said road at land of Margaret F. Bullard; thence

N. 82 W. 150.49 feet with a wall by land of said Bullard to a stake in the wall; thence

S. 23 45'W 149.19 feet to a stake; thence

S. 82 E. 150.49 feet to a stake at said road; thence

NORTHERLY with said road with a curve, the radius of which is 416.75 feet, 150 feet to the point of beginning.

The second parcel of land in said Mendon, located Westerly of the State Highway leading from Bellingham to Milford, called Bates Street, bounded and described as follows:

Beginning at the Northeasterly corner of the premises at other land of the grantee; thence

Property Address: 13 Bates Street, Mendon, MA

N. 82 45' E. 145.98 feet to a stake in the wall bounding on land of one Bullard; thence

S. 23 45' W. 149.19 feet to a stake; thence

S. 82 E. 145.98 feet; thence

N. 23 45' E. 149.19 feet to the place of beginning and bounding on land lately conveyed to the Town of Mendon.

Both of the above mentioned parcels of land are granted upon the condition that the grantee is to forever maintain a good and sufficient fence on the southerly and Westerly sides of the above mentioned premises.

Being the same premises conveyed to the grantor by deed of said Donald Pilkington and Susan Pilkington dated June 3, 2004, recorded with Worcester District Deeds Book 33785, Page 115.

Grantor hereby releases all rights of Homestead and states that no other persons are entitled to the benefits of an existing estate of Homestead.

WITNESS my hand and seal this 20 day of October, 2017.

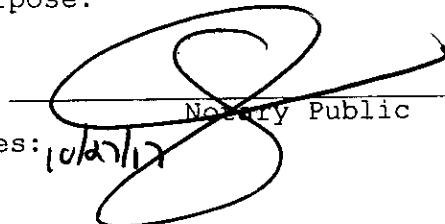

Donald Pilkington, Jr.

Commonwealth of Massachusetts

~~Worcester~~
~~Norfolk~~, SS.

October 20, 2017

On this 20 day of October, 2017, before me, the undersigned notary public, personally appeared Donald Pilkington, Jr., proved to me through satisfactory evidence of identification, which were driver 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.



Notary Public

My commission expires: 10/27/17

