

Worcester South District Registry of Deeds Electronically Recorded Document

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

Recording Information

Document Number	: 117341
Document Type	: DEED
Recorded Date	: October 31, 2022
Recorded Time	: 09:38:47 AM
Recorded Book and Page	: 68421 / 397
Number of Pages(including cover sheet)	: 4
Receipt Number	: 1479281
Recording Fee (including excise)	: \$1,055.60

 MASSACHUSETTS EXCISE TAX
 Worcester District ROD #20 001
 Date: 10/31/2022 09:38 AM
 Ctrl# 244187 31727 Doc# 00117341
 Fee: \$900.60 Cons: \$197,500.00

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

QUITCLAIM DEED

I, **Luke Porter**, individually, of 130 University Avenue, Unit 1411, Westwood, Massachusetts (the "Grantor"),

for consideration paid of **One Hundred Ninety Seven Thousand Five Hundred and No/100 Dollars (\$197,500.00)**, the receipt and sufficiency of which are hereby acknowledged,

grant to all my right title and interest, being an **undivided fifty percent (50%) Tenant in Common interest**, to **Rachael Porter**, an unmarried woman, having an address of 4361 E. Edison Street, Tucson, AZ 85712 (the "Grantee"),

WITH QUITCLAIM COVENANTS:

The land in Mendon being a portion of the premises described that certain deed of Claud S. Shaunessy and Fannie Shaunessy to Allie Werber, dated July 15, 1925 and recorded in Worcester District Registry of Deeds (the "Registry") in Book 2376, Page 189, bounded and described in said deed as follows:

The land, with the building thereon, located on the northerly side of North Avenue in said Mendon, being a portion of the premises conveyed by and described in deed of Lora E. Williams to said Claud S. Shaunessy, dated October 4, 1911, and recorded with the Registry in Book 1973, Page 583, and bounded and described in said deed as follows, to wit:

A certain parcel of land situated on the northerly side of North Avenue in said Mendon, being bounded and described follows, to wit: Beginning at a stake on said North Avenue and at other land of grantor; thence N. 64° 45' E. 520 feet to a stake at a stone wall; thence N. 29° 45' W. 300 feet by said stone wall to a corner in the wall; thence by said stone wall N. 45° 30' E. 215 feet to a stake; thence by said stone wall N. 55° 30' E. 170 feet to a stake in the wall; thence N. 61° 30' W. 62 feet to a stake; thence N. 46° W. 75 feet to a stake; thence N. 29° 15' W. 490 feet to a stake and wire fence, all of said courses bounding on grantor's other land; thence by said wire fence and land of the Milford and Uxbridge Street Railway Company 800 feet to a stake at said North Avenue, thence by said North Avenue 603 feet to the point of beginning. Meaning

Property Address: 35 North Street, Mendon, MA

and intending to convey a part of the premises described in quitclaim deed from Ray Wood to Barney J. Porter dated September 25th, 1908, recorded with the Registry in Book 1889, Page 51.

Excepting therefrom the land described in that certain deed dated November 7, 1938 and recorded with the Registry in Book 2733, Page 100.

And further excepting therefrom the land described in that certain deed dated August 24, 1967 and recorded with the Registry in Book 4798, Page 537, which is shown as parcel "A" on a plan entitled "Sale of Parcel "A" belonging to Barney J. Porter Mendon, Mass Scale 1" = 60', Grochowski Associates, Plan 845", and may be subject to and with the benefit of all rights, reservations, restrictions, and easements of record, to the extent the same are now in force and applicable.

The premises conveyed hereunder is subject to, and with the benefit of, all rights, reservations, easements and restrictions of record, if any, to the extent the same are now in force and applicable and further subject to real estate taxes assessed for the current fiscal year, but not yet due and payable, which the Grantee, by acceptance hereof, hereby assumes and agrees to pay.

I, Luke Porter, hereby declares that the herein described premises is not homestead property of the Grantor and do hereby release and terminate any and all estates of homestead in and to the property conveyed herein, whether created automatically pursuant to Massachusetts law or by Declaration of Homestead.

Being the same premises as those conveyed to Grantor by deed of even date and recorded with the Registry prior hereto.

[SIGNATURE ON FOLLOWING PAGE]

Executed under seal as of the 24, day of October, 2022.


Luke Porter
Luke Porter

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

On this 24th, day of October, 2022, before me, the undersigned notary public, Luke Porter personally appeared, proved to me through satisfactory evidence of identification, which was MA 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.

Katelyn L. Allen
Notary Public
My commission expires: 10/10/2025

 KATELYN L. ALLEN
Notary Public
Commonwealth of Massachusetts
My Commission Expires October 10, 2025

5746405.1