

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
Date: 11/17/2020 09:32 AM
Ctrl# 216708 03894 Doc# 00140159
Fee: \$2,416.80 Cons: \$530,000.00

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

QUITCLAIM DEED

We, John J. Shushereba of Mendon, Massachusetts and Kathryn Vunck, of Franklin, New Jersey, both being unmarried

For consideration of FIVE HUNDRED THIRTY THOUSAND AND 00/100 DOLLARS (\$530,000.00) PAID

Grant to Timothy Donohue and Laura Donohue, Husband and Wife as Tenants by the Entirety, now of 22 Washington Street, Mendon, Worcester County, Massachusetts

With Quitclaim Covenants

A certain parcel of land together with the buildings and improvements thereon situated on the westerly side of Washington Street, formerly known as Birch Alley, in Mendon, Worcester County, Massachusetts, being shown on a Plan entitled "Town of Mendon, Mass. Land of Willard E. and Ruth Kinnecome, dated August 27, 1966 by John R Andrews, Jr. Surveyor" recorded in Plan Book 303, Plan 111, bounded and described as follows:

Beginning at a point on the westerly side of Washington Street at land of William E. Garrett, et ux, said point being N. 28° 00' W. seventy (70) feet from a drill hole in a wall at land now or formerly of Congdon, this being the southeasterly corner of the premises.

Thence N. 28° 00' W. one hundred fifty (150) feet by the westerly side of Washington Street and said stone wall to other land now or formerly of Kinnecome;

Thence S. 68°47' W. five hundred twelve and sixty-two (512.62) hundredths feet by Willard E. Kinnecome and Ruth A. Kinnecome land now or formerly of Kinnecome to an iron pipe at land now or formerly of Lyman E. Wheeler;

Thence S. 1° 30' W. one hundred ninety-one and thirty-eight (191.38) hundredths feet by said land now or formerly of Lyman E. Wheeler to land of William E. Garrett et ux;

Property Address: 22 Washington Street, Mendon, MA

Thence N. 68° 10' E. six hundred four and sixty-eight (604.68) hundredths feet by said land of William E. Garrett et ux, to the place of beginning.

Containing ninety thousand four hundred ninety-two (92,492) square feet of land more or less.

The Grantors hereby release any and all rights of homestead and state under the pains and penalties of perjury that no other person is entitled to any benefits of an existing estate of homestead.

Being the same property conveyed to the Grantors by deed recorded in the Worcester District Registry of Deeds in Book 58486, Page 194.

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Witness my hand and seal this 2nd day of November, 2020.

Kathryn Vunck
Kathryn Vunck

STATE OF NEW JERSEY

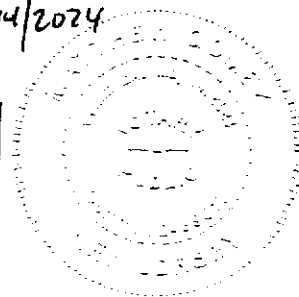
COUNTY: Sussex

November 2, 2020

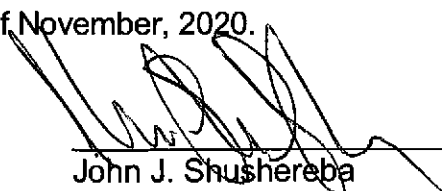
On this 2nd day of November, 2020 before me, the undersigned notary public, personally appeared Kathryn Vunck and provided to me through satisfactory evidence of identification which was a Mass Driver License to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purposes as her free act and deed.

Matthew Gomez
Notary Public
My commission expires: 5/14/2024
Sussex County

MATTHEW GOMEZ
Notary Public
State of New Jersey
My Commission Expires May 14, 2024
I.D.# 2459017




Witness my hand and seal this 4th day of November, 2020.



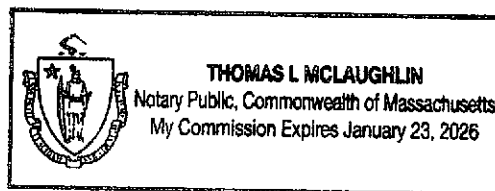
John J. Shushereba

COMMONWEALTH OF MASSACHUSETTS
WORCESTER, SS: November 4, 2020

On this 4th day of November, 2020 before me, the undersigned notary public, personally appeared John J. Shushereba and provided to me through satisfactory evidence of identification which was a 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 purposes as his free act and deed.



Thomas L. McLaughlin, Notary Public
My commission expires: 1/23/2026



ATTEST: WORC Kathryn A. Toomey, Register