

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: 09/10/2019 11:43 AM
Ctrl# 200709 14884 Doc# 00092610
Fee: \$2,371.20 Cons: \$520,000.00

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

QUITCLAIM DEED

I, **James Courtemanche**, Trustee of the Testamentary Trust for the benefit of Robert E. Courtemanche, Worcester Probate Court Docket No. WO13P0393EA

For consideration paid and in full consideration of FIVE HUNDRED TWENTY THOUSAND DOLLARS (\$520,000.00)

Grant to **Theodore F. Martin**, now of 39 Millville Road, Mendon, Massachusetts

WITH QUITCLAIM COVENANTS

A certain parcel of land situated on the westerly side of Millville Road, a Worcester County Highway, in Mendon, Worcester County, bounded and described as follows: to wit: -

Beginning at the northeasterly corner of the granted premises at a stake at remaining land now or formerly of Thomas F. Kelly and said Millville Road, which stake is 12 feet northerly of a Worcester County Highway bound and 36.62 feet southerly of the westerly side line of Taft Avenue, so-called where the same joins Millville Road; thence N 79° 02' W. 263 feet, more or less by remaining land now or formerly of Thomas F. Kelly to a stake at the shore of Lake Nipmuc; thence southerly by said Lake Nipmuc 138 feet, more or less, to an iron pipe at land now or formerly of Wagner et ux. ; thence S. 73° 29' E. by said land now or formerly of Wagner et ux. 251.29 feet to said Millville Road, a portion of said distance being along a stone wall; thence N. 10° 58' E 159.88 feet by said Millville Road to the stake at the point of beginning.

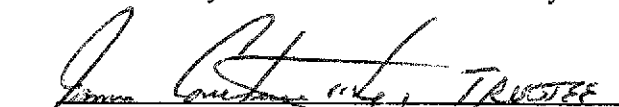
The foregoing premises are shown on plan entitled "Plan of Land in Mendon, Massachusetts deeded by Thomas Kelly to Charles W. Arrand et al dated May 18, 1950" by Arthur H. Fitzgerald, said plan being filed with Worcester District Registry of Deeds in Plan Book 167, Plan 1.

The premises are conveyed subject to and with the benefit of all rights, restrictions and easements of record in so far as the same are now in force and applicable.

Being the same premises conveyed by deed dated May 20, 2013 and recorded with the Worcester Registry of Deeds in Book 50956, Page 198.

Property Address: 39 Millville Road, Mendon, MA

WITNESS my hand and seal this 10th day of September 2019



James Courtemanche, Trustee

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

September 10, 2019

On this 10th day of September 2019, before me, the undersigned notary public, personally appeared, **James Courtemanche, Trustee of the Testamentary Trust for the benefit of Robert E. Courtemanche**, proved to me through satisfactory evidence of identifications, which was a photographic 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.


Francis X. Small
Notary Public: Francis X. Small
My Commission Expires: May 22, 2026

ATTEST: WORC Kathryn A. Toomey, Register