

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, **LINDA R. STAFFIER**, individually, of 20 Hopedale Street, Mendon, Worcester, County, Massachusetts,

For consideration paid in the amount of One Dollar (\$1.00), grant to **ANNE FLEMING**, Individually, of 20 Hopedale Street, Mendon, Worcester, County, Massachusetts,

with QUITCLAIM COVENANTS,

A certain tract or parcel of land, with the buildings thereon, situated on the northwesterly side of Hopedale Street and the northeasterly side of Trask Road in Mendon, Worcester County, Massachusetts, and being more particularly bounded and described as follows, to wit:

Beginning a drill hole at the corner of stone walls at the most southerly corner of the granted premises and at the intersection of the northeasterly line of Trask Road and the northwesterly line of Hopedale Street,

THENCE N. 23° 19' 40" W., 96.96 feet;

THENCE N. 28° 44' 30" W., 172.85 feet;

THENCE N. 43° 47' 55" W., 314.00 feet to a corner of stone walls, the last three courses bounding by a stone wall and the northeasterly line of Trask Road;

THENCE N 22° 15' 00" E., 152.70 feet;

THENCE N. 29° 00' 00" E., 291.90 feet;

THENCE N. 35° 06' 20" E., 48.09 feet to a drill hole at the corner of stone walls, the last three courses bounding by a stone wall and the land of one Lowell;

THENCE S. 55° 02' 40" E., on the line of a stone wall 191.33 feet to a corner of stone walls;

THENCE S. 18° 05' 30" W., 59.90 feet to a corner of stone walls;

THENCE S. 33° 08' 30" E., 357.81 feet to a drill hole at the corner of stone walls, the last two courses bounding by a stone wall;

Property: 20 Hopedale Street, Mendon, Massachusetts 01756

THENCE continuing the same course 329.77 feet to a drill hole in a stone wall at said Hopedale Street, the last four measurements on land of one Lowell; and

THENCE S. 68° 11' 55" W., by a stone wall and the northwesterly line of said Hopedale Street 433.28 to the drill hole at the point of beginning.

There is excepted from this conveyance the easement of natural drainage and flowage of water onto and over the granted premises, the location of said easement being substantially as shown on Plan entitled Plan of Land in Mendon, Mass. to be deeded by Harold F. and Donald B. Lowell, Trustees, dated March, 1965, by Charles L. Goucher, R.L.S., Eastmand & Corbett Inc., recorded with Worcester District of Deeds at Plan Book 298, Plan 65.

No title Search has been done in connection with this transfer.

BEING the same premises conveyed to Linda R. Staffier, by deed of Linda R. Staffier, Trustee Staffier Realty Trust udt dated July 20th, 1989, dated October 11th, 2021 and recorded in the Worcester Southern District Registry of Deeds, Book 66278 and Page 90.

No Title search was done in the preparation of this deed.

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Witness my hand and seal this 11th day of October, 2021.

Linda R. Staffier
LINDA R. STAFFIER


COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

October 11th, 2021

On this 11th day of October, 2021, before me, the undersigned notary public, personally appeared **LINDA R. STAFFIER**, proved to me through satisfactory evidence of identification, which was MA Driver's Licenses, 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 purpose.

Christina Penesis
Notary Public
My Commission Expires:

 **CHRISTINA M. PENESIS**
Notary Public
Commonwealth of Massachusetts
My Commission Expires
March 1, 2024