

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) 368-7000

QUITCLAIM DEED

I, **ANNE C. CASEY, F/K/A ANNE C. FLEMING**, of 20 Hopedale Street, Mendon, Worcester County, Massachusetts

For consideration paid in the amount of One Dollar (\$1.00), grant to **JAMES F. CASEY, JR.** and **ANNE C. CASEY**, Co-Trustees of the **CASEY FAMILY REVOCABLE TRUST**, under a Declaration of Trust dated October 5th, 2023, and unrecorded trust (Trustee Certificate recorded, book 69748, page 220 ,) 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 bounded 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 wall stones;

Property: 20 Hopedale Street, Mendon, Massachusetts 01756

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;

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 and Corbett Inc., recorded with Worcester District Registry of Deeds at Plan Book 298, Plan 65.

BEING the same premises conveyed to Anne C. Fleming by deed of Linda R. Staffier, dated October 11th, 2021 and recorded in the Worcester District Registry of Deeds, Book 66278 and Pages 273.

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

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Witness our hands and seals this 5th day of October, 2023.

Anne C Casey
ANNE C. CASEY

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

October 5th, 2023

On this 5th day of October, 2023, before me, the undersigned notary public, personally appeared ANNE C. CASEY, proved to me through satisfactory evidence of identification, which was MA Driver's Licenses, to be the person whose name us signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

[Handwritten signature of Kristina R. Vickstrom]

Notary Public
My Commission Expires:



KRISTINA R. VICKSTROM, ESQ.
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
June 3, 2027