

# Worcester South District Registry of Deeds Electronically Recorded Document

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## Recording Information

Document Number	: 26184
Document Type	: DEED
Recorded Date	: March 15, 2017
Recorded Time	: 01:49:59 PM
Recorded Book and Page	: 56849 / 238
Number of Pages(including cover sheet)	: 10
Receipt Number	: 990328
Recording Fee (including excise)	: \$1,394.96

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 MASSACHUSETTS EXCISE TAX  
 Worcester District ROD #20 001  
 Date: 03/15/2017 01:49 PM  
 Ctrl# 165700 06062 Doc# 00026184  
 Fee: \$1,269.96 Cons: \$278,250.00  
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Worcester South District Registry of Deeds  
 Anthony J. Vigliotti, Register  
 90 Front St  
 Worcester, MA 01608  
 (508) 798-7717

QUITCLAIM DEED

I, David J. Moriarty, individually and as Personal Representative under the Will of Jeannette J. Moriarty, by power of sale conferred by Clause Second of the Last Will and Testament of Jeannette J. Moriarty, Worcester County Probate Case Number WO16P 2730EA and every other power

and

Jacqueline Moriarty, an unmarried person, Ticia Low, an unmarried person both of Mendon, Worcester County, Massachusetts, John J. Moriarty, Jr. an unmarried person of Pascoag, Providence County, Rhode Island and Brian J. Moriarty, a married person of Upton, Worcester County, Massachusetts,

in consideration paid and full consideration of TWO HUNDRED SEVENTY EIGHT THOUSAND TWO HUNDRED FIFTY and 00/100 (\$278,250.00) Dollars

grant to Peter Oakes Hurley, Individually, of 16 Northbridge Street, Mendon, MA 01756, a/k/a 16 Northbridge Road, Mendon, MA 01756,

*with Quitclaim Covenants*

Two parcels of land on the southerly side of Northbridge Road, Mendon, Worcester County, Massachusetts being more particularly bounded and described as follows:

**Parcel I:**

A certain tract or parcel of land with the buildings thereon situated on the southerly side of Northbridge Road and being lots numbered six (6) and seven (7) on plan entitled "Windy Hill Plat Subdivision of Land owned by Albert L. & Helen H. Johnson, Mendon, Mass.," dated September 1948, Francis J. Brennan, Surveyor, recorded with Worcester District Deeds, Plan Book 154, Plan 104, said lots being together further bounded and described as follows:

NORTHERLY by said Northbridge Road 150.00 feet;

EASTERLY by Lot numbered 8, as shown on said plan, 149.63 feet;

SOUTHERLY by Lots numbered 24 and 25 as shown on said plan, 150.00 feet; and

WESTERLY by Lot numbered 5, as shown on said plan, 150.00 feet.

Property Address: 16 Northbridge Street, Mendon, MA 01756  
a/k/a 16 Northbridge Road, Mendon, MA 01756

Containing 22,500 square feet, more or less.

The granted premises are subject to the following restrictions if still in force and effect:

Each lot shall be used only as a site for one dwelling house of not less than five rooms, Quonset Huts excluded, standing at least twenty-five (25) feet from the southerly line of said Northbridge Road. There may be erected on said lots a private automobile garage to be used in connection with such house, provided however that no garage shall be placed on said lots within twenty-five (25) feet from the southerly line of said Northbridge Road.

For Grantors title see deed from John J. Moriarty and Jeannette J. Moriarty to David J. Moriarty, Jacqueline Moriarty, Ticia Low, John J. Moriarty, Jr. and Brian J. Moriarty dated September 6, 2000 and recorded with the Worcester County Registry of Deeds in Book 23144, Page 275.

**Parcel II:**

A certain tract or parcel of land with no buildings thereon situated on the southerly side of Northbridge Road in said Mendon and being Lots #8 and the major portion of Lot #9 on Plan of Land entitled "Windy Hill Plat, Subdivision of Land Owned by Albert L. & Helen H. Johnson, Mendon, Mass.," September, 1948, by Francis J. Brennan, Surveyor, filed with Worcester District Deeds Plan Book 154, Plan 104, said lots being together further bounded and described as follows:

BEGINNING at the northwesterly corner of the granted premises at a point in the southerly line of said Northbridge Road and at the northeasterly corner of Lot #7 as shown on said Plan;

THENCE S. 6° 03' 00" E. by land of said Moriarty, 149.63 feet to a point;

THENCE N. 83° 57' 00" E. by Lot #23 and #22, 98.69 feet to a point;

THENCE S. 82° 33' 30" E. by said Lot #22, 53.69 feet to a point;

THENCE N. 7° 26' 30" E., 117.73 feet to a point;

THENCE N. 82° 33' 30" W., 3.0 feet to a point;

THENCE N. 7° 26' 30" E., 6.0 feet to a point;

THENCE S. 82° 33' 30" E., 3.0 feet to a point;

THENCE N. 7° 26' 30" E., 27 feet to a point in the southerly line of said road, being the northeasterly corner of Lot #9, the last five courses bounding on land of one Riccardelli;

THENCE westerly by the southerly line of said road by a curve to the left having a radius of 1238.13 feet, a distance of 186.54 feet to the point of beginning.

The granted premises are subject to the following restrictions if still in force and effect:


Each lot shall be used only as a site for one dwelling house of not less than five rooms, Quonset Huts excluded, standing at least twenty-five (25) feet from the southerly line of said Northbridge Road. There may be erected on said lots a private automobile garage to be used in connection with such house, provided however that no garage shall be placed on said lots within twenty-five (25) feet from the southerly line of said Northbridge Road.

For Grantors title see deed from J. Laurence Doyle to John J. Moriarty and Jeannette J. Moriarty dated September 21, 1965 and recorded with the Worcester County Registry of Deeds in Book 4602, Page 179.

This property was never the Grantors' primary residence. The Grantors, under the pains and the penalties of perjury, hereby release and relinquish any and all homestead rights to the within premises and submits that no other individual is entitled to claim homestead rights to the within premises.

I, Diane Moriarty spouse of David Moriarty and I, Laurel Ruth Robertson, spouse of Brian J. Moriarty hereby release and waive any rights in homestead on the property located at 16 Northbridge Street., Mendon, a/k/a 16 Northbridge Road, Mendon, MA,

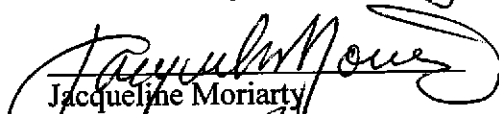
Witness our hands and seals on the dates hereafter stated

  
David J. Moriarty, individually and as  
Personal Representative


March 10, 2017

  
Diane Moriarty

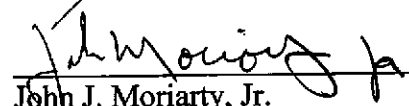
March 10, 2017

  
Jacqueline Moriarty

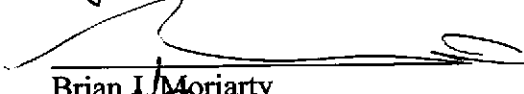
March 10, 2017

  
Ticia Low

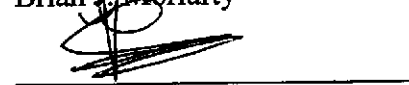
March 13, 2017

  
John J. Moriarty, Jr.

March 10<sup>th</sup>, 2017

  
Brian J. Moriarty

March 13, 2017

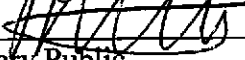
  
Laurel Ruth Robertson

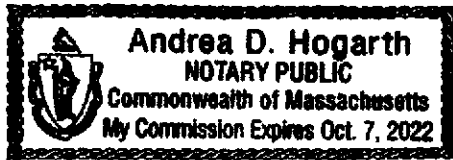
March 13, 2017

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, ss.

On this 10<sup>th</sup> day of March, 2017, before me the undersigned notary public, personally appeared David Moriarty individually and in his capacity as personal Representative and Diane Moriarty, and proved to me through satisfactory evidence of identification which was \_\_\_\_\_ photographic identification with signature issued by a federal or state governmental agency, \_\_\_\_\_ oath or affirmation of a credible witness, X personal knowledge of the undersigned, to be the persons who signed the preceding or attached document in my presence, and acknowledged to me that they signed it voluntarily for its stated purpose and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of their knowledge and belief.

  
\_\_\_\_\_  
Notary Public

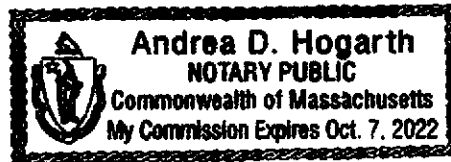


COMMONWEALTH OF MASSACHUSETTS

WORCESTER, ss.

On this 10<sup>th</sup> day of March, 2017, before me the undersigned notary public, personally appeared Jacqueline Moriarty, and proved to me through satisfactory evidence of identification which was \_\_\_photographic identification with signature issued by a federal or state governmental agency, \_\_\_ oath or affirmation of a credible witness, XX personal knowledge of the undersigned, to be the person who signed the preceding or attached document in my presence, and acknowledged to me that she signed it voluntarily for its stated purpose and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of her knowledge and belief.

  
\_\_\_\_\_  
Notary Public

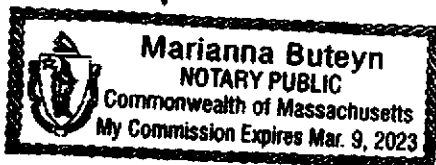


COMMONWEALTH OF MASSACHUSETTS

WORCESTER, ss.

On this 13<sup>th</sup> day of March, 2017, before me the undersigned notary public, personally appeared Ticia Low, and proved to me through satisfactory evidence of identification which was \_\_\_photographic identification with signature issued by a federal or state governmental agency, \_\_\_ oath or affirmation of a credible witness, X personal knowledge of the undersigned, to be the person who signed the preceding or attached document in my presence, and acknowledged to me that she signed it voluntarily for its stated purpose and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of her knowledge and belief.

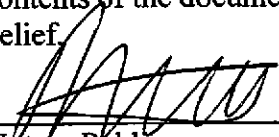
Marianna Buteyn  
Notary Public

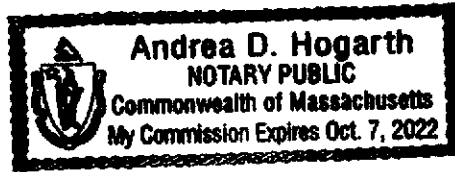


COMMONWEALTH OF MASSACHUSETTS

WORCESTER, ss.

On this 10<sup>TH</sup> day of March, 2017, before me the undersigned notary public, personally appeared John J. Moriarty, Jr., and proved to me through satisfactory evidence of identification which was \_\_\_photographic identification with signature issued by a federal or state governmental agency, \_\_\_ oath or affirmation of a credible witness, \_\_\_XX\_\_\_ personal knowledge of the undersigned, to be the person who signed the preceding or attached document in my presence, and acknowledged to me that he signed it voluntarily for its stated purpose and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief.

  
\_\_\_\_\_  
Notary Public





COMMONWEALTH OF MASSACHUSETTS

WORCESTER, ss.

On this 13<sup>th</sup> day of March, 2017, before me the undersigned notary public, personally appeared Brian J. Moriarty and Laurel Ruth Robertson, and proved to me through satisfactory evidence of identification which was    photographic identification with signature issued by a federal or state governmental agency,    oath or affirmation of a credible witness,     personal knowledge of the undersigned, to be the persons who signed the preceding or attached document in my presence, and acknowledged to me that they signed it voluntarily for its stated purpose and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of their knowledge and belief.

Marianna Buteyn  
Notary Public



COMMONWEALTH OF MASSACHUSETTS

WORCESTER, ss.

On this 13<sup>th</sup> day of March, 2017, before me the undersigned notary public, personally appeared Diane Moriarty and proved to me through satisfactory evidence of identification which was \_\_\_photographic identification with signature issued by a federal or state governmental agency, \_\_\_ oath or affirmation of a credible witness, XX personal knowledge of the undersigned, to be the person who signed the preceding or attached document in my presence, and acknowledged to me that she signed it voluntarily for its stated purpose and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of her knowledge and belief.

*Marianna Buteyn*

Notary Public

