

# 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: 10/28/2019 02:27 PM  
 Ctrl# Doc# 00114215  
 Fee: \$.00 Cons: \$1.00  
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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, Peter Oakes Hurley, a married man, of Mendon, Massachusetts, in consideration of One Dollar (\$1.00) **GRANT TO** Peter Oakes Hurley and Shannon Hurley, husband and wife as tenants by the entirety, of 16 Northbridge Road, Mendon, MA 01756

With ***QUITCLAIM COVENANTS***

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.

Containing 22,500 square feet, more or less.

The premises is subject to the following restrictions:

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.

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. 26' 30" E., 6.0 feet to a point;

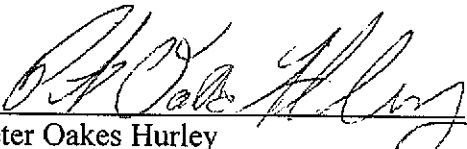
THENCE S. 82° 33' 30" E., 3.0 feet to a point;

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.

**For Grantor's Title, see deed dated 03/10/2017 and recorded in the Worcester County Registry of Deeds at Book 56849, Page 238. See also Release Deed recorded in Book 57150, Page 364**

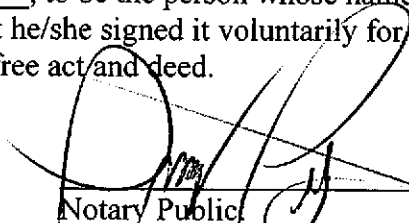
Executed as a sealed instrument this 23rd day of October, 2019.

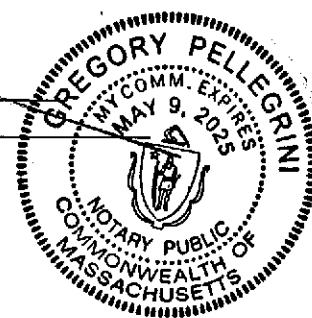
  
Peter Oakes Hurley

Commonwealth of Massachusetts

Worcester, ss.

On 23rd day of October, 2019, before me, the undersigned notary public, personally appeared Peter Oakes Hurley, the above-named and proved to me through satisfactory evidence of identification being license, to be the person whose name is signed on this document, and acknowledged to me that he/she signed it voluntarily for its stated purpose and that the foregoing instrument is his/her free act and deed.

  
Notary Public  
My Commission Expires:



ATTEST: WORC Kathryn A. Toomey, Register