

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: 01/20/2021 01:50 PM
 Ctrl# Doc# 00008777
 Fee: \$.00 Cons: \$100.00

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

QUITCLAIM DEED

I, **Joyce L. Tusoni** of Mendon, Worcester County, Massachusetts,

For consideration paid and in full consideration of less than (one hundred dollars) \$100.00

Grant all of my right, interest and title to **Richard J. Tusoni, Jr.** and **Wendy J. Tusoni**, husband and wife, both of 20 Northbridge Road, Mendon, Massachusetts, as tenants by the entirety

With *Quitclaim* Covenants

The land in Mendon, Worcester County, Massachusetts, with the buildings thereon, situated on the southerly side of Northbridge Road and the northerly side of Pinewood Street, and being the major portion of Lot #4 and all of Lot #27 as shown on Plan entitled "Windy Hill Plat, Subdivision of land owned by Albert L. and Helen H. Johnson, Mendon, Mass.", dated September 1948, Francis J. Brennan, Surveyor, said plan filed with Worcester District Deeds, Plan Book 154, Plan 104, and bounded and described as follows:

Beginning at the northwesterly corner of said Lot No. 4 on the southerly location line of said Northbridge Road and at the northeasterly corner of Lot No. 3 on said plan;

PROPERTY ADDRESS: 20 Northbridge Road, Mendon

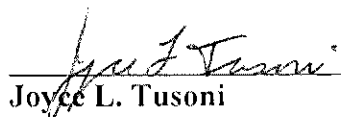
- THENCE S. 06° 03' E., with Lot No. 3 on said plan, 106 feet;
- THENCE N. 83° 57' E., 10 feet;
- THENCE S. 6° 03' E., 44 feet;
- THENCE S. 83° 57' W. with the northerly line of Lot No, 27 on said plan, 10 feet to corner of Lot No. 28 on said plan;
- THENCE S. 6° 03' E. with Lot No. 28 on said plan, 150 feet to the northerly line of said Pinewood Street;
- THENCE N. 83° 57' E. with the northerly line of said Pinewood Street, 75 feet to corner of Lot No. 26 on said plan;
- THENCE N. 6° 03' W. with Lots No. 26 and No. 5 on said plan, 300 feet to the southerly location line of side Northbridge Road; thence

THENCE S. 83° 57' W. with said location line of said Road, 75 feet to the point of beginning.

Together with the right of way for all purposes over said Pinewood Street to be used in common with owners of other lots on said Plan.

For my title see deed dated November 8, 2000 and recorded with the Worcester Registry of Deeds in Book 23195, Page 44

WITNESS my hand and seal this 20th day of January 2021.



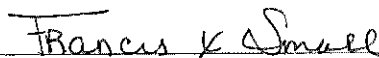
Joyce L. Tusoni

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

January 20, 2021

Then personally appeared the above-named **Joyce L. Tusoni** and acknowledged the foregoing instrument to be her free act and deed before me



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