



Prepared by:
Todd A. Gattoni
Attorney At Law
232 Main Street
P.O. Box 94
Milford, MA 01757
(508) 473-2200

20 Northbridge Rd. Mendon

3 Pages

QUITCLAIM DEED

We, Richard S. Tusoni, Jr. and Wendy J. Tusoni, husband and wife, both of Mendon, Massachusetts

For consideration paid, and in full consideration of LESS THAN ONE HUNDRED AND 00/100 (\$100.00) DOLLARS,

grant to Richard S. Tusoni, Jr. and Wendy J. Tusoni, both of 20 Northbridge Road, Mendon, Massachusetts 01756, husband and wife 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 the 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;

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 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.

Meaning and intending to convey and hereby conveying the same premises described in Deed recorded with Worcester District Registry of Deeds in Book 64271, Page 253.

For Richard S. Tusoni, Jr.'s title see Deeds recorded with the Worcester District Registry of Deeds in Book 67874, Page 89 and in Book 69547, Page 137.

For Wendy J. Tusoni's title see Deed recorded with the Worcester District Registry of Deeds in Book 67874, Page 89.

TITLE NOT EXAMINED

Property Address: 20 Northbridge Road, Mendon, MA 01756

REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK

Witness our hands and seals, this 12th day of October, 2023.

Richard Tusoni, Jr
Richard S. Tusoni, Jr.

Wendy J. Tusoni
Wendy J. Tusoni

COMMONWEALTH OF MASSACHUSETTS

County of Worcester

On this 12th day of October, 2023, before me, the undersigned notary public, personally appeared, Richard S. Tusoni, Jr. and Wendy J. Tusoni. and proved to me through satisfactory evidence of identification, being Massachusetts Driver's Licenses, to be the persons whose names are signed on the preceding document (Quitclaim Deed), and acknowledged to me that they signed it voluntarily as their free act and deed for its stated purpose.

Todd A. Gattoni
Notary Public – Todd A. Gattoni
Commission Expires: February 24, 2028

