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MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 10/09/2020 01:57 PM
Ctrl# 215051 08158 Doc# 00116641
Fee: \$2,029.20 Cons: \$445,000.00

QUITCLAIM DEED

We, CAMERON O. GAULITZ and DEBORAH A. GAULITZ, as husband and wife, of 1 Taft Avenue, Mendon, MA 01756,

In consideration of Four Hundred and Forty-Five Thousand Dollars (\$445,000.00) and zero cents,

L.

Grant to JOCELYN ARN, individually, now of 1 Taft Avenue, Mendon, Massachusetts 01756,

With Quitclaim Covenants

The land in Mendon, Worcester County, Massachusetts, as follows:

Two certain parcels of land, together with any buildings thereon, situated in said Mendon, bounded and described as follows:

PARCEL 1: A certain parcel of land, together with any buildings thereon, situated in said Mendon, bounded and described as follows:

Northerly by the southerly line of the State Highway (Route 16) three hundred seventy-two and 45/100 (372.45) feet;

Northeasterly on a curve, the radius of which is 37.20 feet, seventy-one and 94/100 (71.94) feet;

Easterly by the westerly line of Taft Avenue shown as lot 2 on plan hereinafter mentioned, one hundred eighty-five and 93/100 (185.93) feet; and

Southerly by land now or formerly of Milford and Uxbridge Street Railway Co. three hundred sixty-five and 35/100 (365.35) feet;

All of said boundaries are determined by the Court to be located as shown on subdivision plan #1399-K, drawn by Granger, Thompson & Liston, Inc. Surveyors, dated July 1963, as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed with Land Registration Certificate #6387.

Being Lot 1 on said plan.

1 Taft Avenue, Mendon, MA 01756

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PARCEL 2: The land in said Mendon, on the southeasterly side of State Highway (Route #16) and bounded and described as follows:

BEGINNING at a point on the southeasterly line of State Highway (Route #16) at other land of grantors, being Parcel 1 above described, which point is 10.72 feet southerly of M.H.B.;

THENCE N. 74° 01' 57" E. by said above parcel, three hundred sixty-five (365.00) feet, more or less, to a concrete bound on the westerly line of Taft Avenue;

THENCE S. 19° 52' 10" E. by the westerly line of Taft Avenue fifty (50.00) feet to a point;

THENCE S. 74° 01' 57" W. four hundred fifteen (415.00) feet, more or less, to the southeasterly line of the State Highway (Route #16);

THENCE by the southeasterly line of State Highway (Route #16) N. 27° 42' 38" E. sixty-five (65.00) feet, more or less, to the point of beginning.

Being the premises described as parcel 2 in a deed from Layton Parkinson to Henry H. Mathewson recorded with the Worcester District Registry of Deeds, Book 3288, Page 95. See plan dated July 1963, entitled "Subdivision plan of Land in Mendon, Mass. Owned by Lee P. McFarland and Bianch A. McFarland" by Granger, Thompson & Liston, Inc. Marlborough, Mass., filed with Certificate of Title No. 2200.

Subject to pole and wire rights, also possible takings by the Comm. of MA and possible highway locations for the Comm. of MA if any of the foregoing affect the locus., also subject to drainage rights granted to Lucille Martin December 14, 1949 om Book 3238 Page 244.

All rights of homestead, if any, are hereby released and there are no other individuals entitled to claim the benefit of and estate of homestead in the property.

Meaning and intending to convey the same premises conveyed to Grantors by deed dated November 20th, 1995 recorded at the Worcester District Registry of Deeds in Book 17485, Page 297 and registered at the Worcester District Registry of Deeds District of the Land Court, Document No. 61982 as noted on Certificate No. 13014.

[SIGNATURES AND NOTARY ACKNOWLEDGMENT TO FOLLOW]

WITNESS our hands and seal this 16 day of September, 2020.

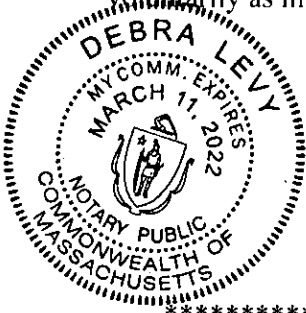
Cameron O. Gaulitz
CAMERON O. GAULITZ

Deborah A. Gaulitz
DEBORAH A. GAULITZ

COMMONWEALTH OF MASSACHUSETTS

County of Worcester

On this 16 day of September, 2020, before me, the undersigned notary public, personally appeared DEBORAH A. GAULITZ and DEBORAH A. GAULITZ, proved to me the satisfactory evidence of identification which was personally known, to be the person(s) whose name(is) is/are signed on the preceding or attached document and acknowledged to me that he/she signed it voluntarily as his/her free act and deed.



Debra Levy
Notary Public: DEBRA LEVY
My Commission Expires: 3/11/2022

*****Quitclaim Deed Regarding 1 Taft Avenue, Mendon, MA*****