



2020 00099718

Bk: 63160 Pg: 198

Page: 1 of 3 09/01/2020 10:24 AM

QUITCLAIM DEED

We, Keith Frear and Irene Frear, being married to each other, of Mendon, Worcester County, Massachusetts,

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

grant to Keith Frear, individually, of 42 Northbridge Road, Mendon, Massachusetts,

WITH QUITCLAIM COVENANTS

The land with the buildings thereon located at 42 Northbridge Road, Mendon, Worcester County, Massachusetts, as described on Exhibit A attached hereto.

Witness our hands and seals this 10th day of June, 2020.

Keith Frear

Irene Frear by Keith Frear P.O.A
Irene Frear By Keith Frear her
Attorney in Fact SEE POA recorded
herewith.

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

On this 10th day of June, 2020, before me, the undersigned notary public, personally appeared Keith Frear and Irene Frear, proved to me through satisfactory evidence of identification, which was a driver's license, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Thomas J. Wickstrom, Notary Public
My Commission Expires: 10/09/2020

PROPERTY ADDRESS: 42 Northbridge Road, Mendon, Massachusetts

EXHIBIT A
42 NORTHBRIDGE ROAD, a/k/a NORTHBRIDGE STREET, MENDON,
MASSACHUSETTS
CONSISTING OF 42-1 AND 42-2 NORTHBRIDGE ROAD

42-1 NORTHBRIDGE ROAD

A certain parcel of land, together with the buildings thereon, situated on the southerly side of Northbridge Road, in Mendon, Worcester County, Massachusetts, being shown as Lot 1 on plan entitled "Plan of Land in Mendon, Mass. Owned by Richard M. & Eleanor H. Vandersluis Scale 1" = 40' March 9, 1982 Shea Engineering & Surveying Company Mendon, Mass.", filed with Worcester District Registry of Deeds in Plan Book 498, Plan 31 and bounded as shown on said plan as follows:

NORTHERLY by the southerly line of Northbridge Road, 155.99 feet;

EASTERLY by land now or formerly of John and Carol Vandersluis, 558.92 feet;

SOUTHERLY by other land now or formerly of said Vandersluis, 152.66 feet;

WESTERLY by Lot 2, 511.47 feet.

CONTAINING 81,418 square feet.

Said premises are conveyed subject to a highway location as recited in Book 2680, Page 25.

BEING the same premises conveyed in that certain Deed dated April 30, 1982 from Richard M. Vander Sluis and Eleanor G. Vander Sluis to Keith Frear and Irene Frear, recorded with the Worcester District Registry of Deeds in Book 7515, Page 68.

42-2 NORTHBRIDGE ROAD

A certain parcel of land situated off the southerly side of Northbridge Road, in Mendon, Worcester County, Massachusetts, being shown as "Back Forty" to Keith & Irene Frear, on plan entitled "Plan of Land Mendon, Mass. Of Richard M. & Eleanor H. Vandersluis Scale 1" = 40' April 27, 1982 Paul V. Swanson, R.L.S. Upton, Mass." Filed with Worcester District Registry of Deeds, Plan Book 498, Plan 96, and bounded as shown on said plan as follows:

NORTHERLY by Lot 2 & Lot 1 on said plan, 116.51 feet;

EASTERLY by land now or formerly of John & Carol Vandersluis, 500 feet;

SOUTHERLY by land now or formerly of Luther W. Holbrook, 182.63 feet;

WESTERLY by land now or formerly of Vandersluis, 417.92 feet; and

NORTHWESTERLY by said land mentioned land, 147.42 feet.

CONTAINING approximately 2 acres.

No right of way is given or to be implied over other land now or formerly of Vandersluis.

BEING the same premises conveyed in that certain Deed dated July 15, 1982 from Richard M. Vander Sluis and Eleanor G. Vander Sluis to Keith Frear and Irene Frear, recorded with the Worcester District Registry of Deeds in Book 7529, Page 13.

ATTEST: WORC. Kathryn A. Toomey, Register