



2023 00060474

Bk: 69434 Pg: 58

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MASSACHUSETTS QUITCLAIM DEED

I, **KEITH FREAR**, of Mendon, Worcester County, Massachusetts, for consideration paid and in full consideration of **ONE (\$1.00) DOLLAR and 00/100^{ths}**;

grant to **KEITH FREAR** the right to occupy and enjoy the premises for my life with remainder to **CLAIRE-LOUISE FREAR** individually, of 42 Northbridge Road, Mendon, Worcester County, Massachusetts;

with *quitclaim covenants*,

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 a 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.

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

Subject to any and all restrictions and easements of record.

NO TITLE SEARCH WAS PERFORMED IN CONNECTION WITH THIS CONVEYANCE.

Meaning and intending to convey the same premises described in a deed of Keith Frear and Irene Frear to Keith Frear dated June 10, 2020 and recorded in the Worcester District Registry of Deeds, Book 63160, Page 198.

RETURN TO:

Christine H. Burke, Esq.
52 Pleasant Street
Hopkinton, MA 01748

LOCUS: 42 Northbridge Road, Mendon, MA

42-2 NORTHBRIDGE ROAD

A certain parcel of land off the southerly side of Northbridge Road, in Mendon, Worcester County, Massachusetts being shown as "Back Forty" to Keith & Irene Frear, on a plan entitled "Plan of Land in 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 in 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 and Carol Vandersluis, 500 feet;

SOUTHERLY by other 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 last 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.

Subject to any and all restrictions and easements of record.

NO TITLE SEARCH WAS PERFORMED IN CONNECTION WITH THIS CONVEYANCE.

Meaning and intending to convey the same premises described in a deed of Keith Frear and Irene Frear to Keith Frear, dated June 10, 2020 and recorded in the Worcester District Registry of Deeds, Book 63160, Page 198.

WITNESS my hand and seal this 18th day of July 2023.



KEITH FREAR

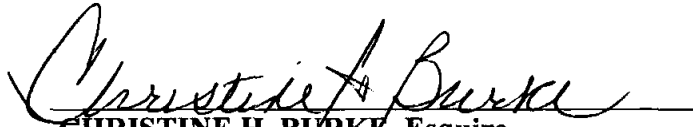
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COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS.

July 18, 2023

On this 18th day of July, 2023, before me, the undersigned notary public, personally appeared **KEITH FREAR**, proved to me through satisfactory evidence of identification, which was his Massachusetts Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



CHRISTINE H. BURKE, Esquire

Notary Public

My Commission Expires:

January 13, 2028



CHRISTINE H. BURKE, ESQ.
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
January 13, 2028

RETURN TO:

Christine H. Burke, Esq.
52 Pleasant Street
Hopkinton, MA 01748

ATTEST: WORC. Kathryn A. Toomey, Register