

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: 09/06/2023 10:37 AM
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 Fee: \$.00 Cons: \$1.00

Worcester South District Registry of Deeds
 Kathryn A. Toomey, Register
 90 Front St
 Worcester, MA 01608
 (508) 368-7000

QUITCLAIM DEED

We, WILLIAM A. AUTY and SUSAN M. AUTY, as Husband and Wife, having a principal residence of 69 Washington Road in Mendon, MA, in consideration of One Dollar (\$1.00),

GRANT To: WILLIAM ALBERT AUTY and SUSAN MAY AUTY, as Co-Trustees of the W&S AUTY FAMILY TRUST, u/d/t/ dated August 31, 2023, said trust executed prior to this deed. Said trust has a mailing address 69 Washington Street, Mendon, MA 01756.

With Quitclaim Covenants

PARCEL ONE

A certain tract or parcel of land, with the buildings thereon, situated on the easterly side of Washington Street, in said Mendon, and being lots numbered 31 and 32 on plan of Windy Hill Plat owned by Albert L. and Helen H. Johnson, Mendon, Mass. September 1948, filed with Worcester District Deeds, Plan Book 154, Plan 104, and being more particularly bounded and described as follows, to wit:-

- NORTHERLY by Pinewood Street, as shown on said plan, 128.95 feet;
- EASTERLY by lot numbered 33, as shown on said plan, 150 feet;
- SOUTHERLY by land of one Johnson, as shown of said plan, 114.91 feet; and
- WESTERLY by said Washington Street, as shown on said plan, 150.66 feet.

Together with a right of way over said Pinewood Street for the usual street purposes.

Meaning and intending to convey the same premises as conveyed to Grantors by deed dated December 11, 1978 recorded with the Worcester Country Registry of Deeds in Book 6635, Page 266.

PARCEL TWO

A certain parcel of land being shown as "Parcel A" on a plan entitled "Plan of Land in Mendon, Mass. Prepared for William A. & Susan M. Auty, Scale 1" = 40', dated March 30, 1998 by Andrews Survey & Engineering, Inc., 104 Mendon Street, Uxbridge, Mass." and being recorded in the Worcester District Registry of Deeds in Plan Book 733 as Plan 91.

69 Washington Street, Mendon, MA 01756

BEGINNING at a concrete bound, it being the northwest angle of the premises herein described and the northeast corner of other land of William A. and Susan M. Auty, said point being N. 83° 57' 00" E., 128.95 feet distant from Washington Street;

THENCE N. 89° 09' 23" E., 130.54 feet to a point;

THENCE S. 06° 02' 52" E., 138.15 feet to a point at land of one Lucier;

THENCE S. 83° 57' 00" W., 130.00 feet by said Lucier land to a point at other land of said Auty;

THENCE N. 06° 03' 00" W., 150.00 feet to the point of beginning.

Said parcel containing 18,730 square feet of land, more or less.

Meaning and intending to convey the same premises as conveyed to Grantors by deed dated November 30, 1998 recorded with the Worcester County Registry of Deeds in Book 20747, Page 279.

Trustee Certificate for said trustees of the W&S AUTY FAMILY TRUST, u/d/t/ dated August 31, 2023, (said trust executed this same date before the execution of this Deed), is recorded this date at the Worcester District Registry of Deeds.

WITNESS our hands and seal this August 31, 2023.

William A. Auty

WILLIAM A. AUTY

Susan M. Auty

SUSAN M. AUTY

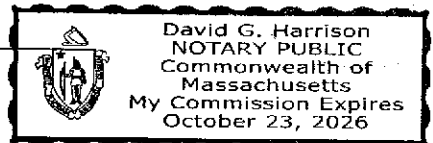
COMMONWEALTH OF MASSACHUSETTS

County of Worcester

On this August 31, 2023, then personally appeared before me the above named WILLIAM A. AUTY and SUSAN M. AUTY, to me known to be the person(s) described in and who executed the foregoing instrument / proved to me through satisfactory evidence of identification which was Driver's License / Personal Knowledge / _____, to be the person(s) whose name is/are signed on the preceding or attached document, and said person(s) acknowledged to me that he/she signed it voluntarily for its stated purpose.

[Signature]

Notary Public:
My Commission Expires:



*****Deed regarding ~~40 North Avenue~~, Mendon, MA*****
69 Washington St.