

# 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: 11/19/2024 12:38 PM  
Ctrl# 265049 15653 Doc# 00096352  
Fee: \$2,236.68 Cons: \$490,500.00  
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Worcester South District Registry of Deeds  
Kathryn A. Toomey, Register  
90 Front St  
Worcester, MA 01608  
(508) 368-7000

**QUITCLAIM DEED**

**Rosene Z. Nolt**, an unmarried woman, of Mendon, Massachusetts and **Dennis Lynn Burkholder**, married to Janet Burkholder, both of Lowville, New York

for consideration paid and in full consideration of Four Hundred Ninety Thousand Five Hundred and 00/100 (\$490,500.00) Dollars

grants to **Judith M. Harrigan**, now of 92 Providence Street, Mendon, Massachusetts 01756

With QUITCLAIM COVENANTS

The land in Mendon, Worcester County, Massachusetts, together with the buildings thereon, situated on the easterly side of Providence Road, bounded and described as follows:

BEGINNING at a stake on said easterly side of Providence Road and at the southerly corner of land of Charles F. Leonard, et ux;

THENCE northeasterly, 582 feet by said Leonard land to a stake at land now or formerly of one Wolek;

THENCE southeasterly, by said mentioned land, 215 feet to a stake at land now or formerly of one Hoisington, formerly of said Leonard;

THENCE southwesterly, 560 feet by said last mentioned land to a stake at said Providence Road;

THENCE northwesterly, 215 feet by said Providence Road to a stake at the point of beginning.

Being the same premises conveyed to Grantor by Deed recorded with the Worcester District Registry of Deeds in Book 61037, Page 373.

(SIGNATURE PAGES TO FOLLOW)

Property Address: 92 Providence Street, Mendon 01756

The Grantor hereby releases any and all rights of Homestead in the property and swears under the pains and penalties of perjury that no other persons are entitled to a right of Homestead in the property.

WITNESS MY HAND AND SEAL THIS 19TH DAY OF NOVEMBER, 2024.

Rosene Z Nolt  
Rosene Z. Nolt

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

November 19, 2024

On this 19th day of November, 2024, before me, the undersigned notary public, personally appeared Rosene Z. Nolt proved to me through satisfactory evidence of identification, which was a Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

[Signature]  
, Notary Public

My Commission Expires:



The Grantor hereby releases any and all rights of Homestead in the property and swears under the pains and penalties of perjury that I am married, but my spouse, Janet Burkholder, has never occupied and does not occupy any portion of the premises as her principal residence, and is therefore not entitled to claim the benefit of an existing estate of homestead in the premises and that no other individual is entitled to a right of Homestead in the premises. This property was never Grantor's primary residence.

WITNESS MY HAND AND SEAL THIS 16 DAY OF OCTOBER, 2024.

Dennis L Burkholder  
Dennis Lynn Burkholder

STATE OF NEW YORK

Lewis, county

October 16, 2024

On this 16 day of October, 2024, before me, the undersigned notary public, personally appeared Dennis Lynn Burkholder proved to me through satisfactory evidence of identification, which was a 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.

HEATHER HANCOCK  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01HA0017033  
Qualified in Lewis County  
My Commission Expires 11-28-2027

Heather Hancock  
, Notary Public  
My Commission Expires: