

# 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: 09/04/2018 11:43 AM  
 Ctrl# Doc# 00093068  
 Fee: \$.00 Cons: \$1.00  
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Worcester South District Registry of Deeds  
 Anthony J. Vigliotti, Register  
 90 Front St  
 Worcester, MA 01608  
 (508) 798-7717

Return to: The Law Offices of James A. Miller, P.C.  
108 Grove Street, Suite 2  
Worcester, MA 01605  
BMW/GRP

**MASSACHUSETTS QUITCLAIM DEED**

Property Located at 26 Maple Street, Mendon, Massachusetts 01756

We, Russell F. Dudley and Anne D. Dudley, Trustees of the Dudley Living Trust u/a dated November 30, 2015, and any amendments thereto, an unrecorded Trust, for which a Certificate of Trust is recorded herewith, of 26 Maple Street, Mendon, Worcester County, Massachusetts, for the consideration of One Dollar (\$1.00) grant to Russell F. Dudley and Anne D. Dudley, husband and wife, as tenants by the entirety, for notice purposes being of P.O. Box 96, Mendon, Massachusetts 01756

with *quitclaim* covenants

A certain parcel of land, together with the buildings thereon, situated on the southerly side of Maple Street, in said Mendon, and more particularly bounded and described as follows:

- NORTHERLY by said Maple Street;
- WESTERLY by land of one Barnes, now or formerly of John S. Gaskill, about 227 feet;
- SOUTHERLY by land now or formerly of one Barrows, now or formerly of Julius A. George, about 122 feet; and
- EASTERLY by land now or formerly of Frank E. Dudley, now or formerly of Florence E. Towne, 194.55 feet.

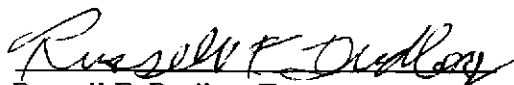
Said premises are subject to a right of way ten feet wide along the westerly line thereof, as recited in deed of Rachel S. Wheelock to Edward C. Kinsley, dated August 22, 1889, recorded with Worcester District Deeds, Book 1370, Page 225.

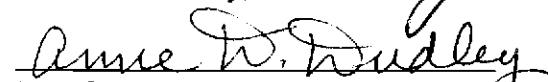
The consideration for this transfer being One Dollar (\$1.00), no transfer stamps need to be attached.

Being the same premises conveyed to Russell F. Dudley and Anne D. Dudley, Trustees of the Dudley Living Trust by deed of Russell F. Dudley and Anne D. Dudley, dated November 30, 2015 and recorded in the Worcester District Registry of Deeds in Book 54662, Page 229.

We hereby ratify and confirm the Declaration of Homestead reserved for Russell F. Dudley and Anne D. Dudley, Trustees of the Dudley Living Trust dated November 30, 2015 and recorded in Worcester District Registry of Deeds in Book 54662, Page 231.

Witness our hands and seals this 4th day of September, 2018.

  
Russell F. Dudley, Trustee

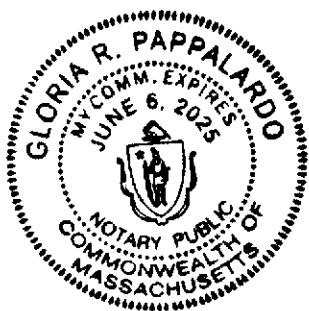
  
Anne D. Dudley, Trustee

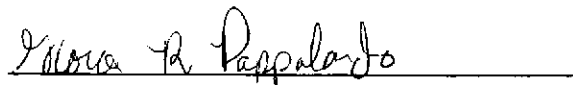
COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

September 04, 2018

On the above date, before me, the undersigned notary public, personally appeared Russell F. Dudley and Anne D. Dudley, personally known to me, to be the people whose names are signed on the preceding or attached document, and acknowledged to me their signature on the foregoing instrument to be their free and voluntary act.



  
Gloria R. Pappalardo, Notary Public  
My Commission Expires: June 6, 2025

ATTEST: WORC Anthony J. Vigliotti, Register