

Worcester South District Registry of Deeds Electronically Recorded Document

This is the first page of the document – Do not remove

Recording Information

Document Number : 60752
Document Type : DEED
Recorded Date : July 27, 2023
Recorded Time : 01:24:05 PM

Recorded Book and Page : 69438 / 167
Number of Pages(including cover sheet) : 3
Receipt Number : 1526506
Recording Fee (including excise) : \$1,386.20

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 07/27/2023 01:24 PM
Ctrl# 251534 22764 Doc# 00060752
Fee: \$1,231.20 Cons: \$270,000.00

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

QUITCLAIM DEED

We, **RUSSELL F. DUDLEY and ANNE D. DUDLEY**, being married to each other, of Mendon, Worcester County, Commonwealth of Massachusetts,

in consideration of **TWO HUNDRED SEVENTY THOUSAND and 00/100 (\$270,000.00) DOLLARS**, paid

grant(s) to **MAPLE PREMIER REALTY LLC**, a limited liability company organized under the laws of the Commonwealth of Massachusetts having its usual place of business at 375 Maple St., Bellingham, MA 02019

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.

We, **RUSSELL F. DUDLEY and ANNE D. DUDLEY** hereby waive and release any and all Rights of Homestead that we may have in the above-described property and state under the pains and penalties of perjury that no other person is entitled to an estate of homestead in this property.

Being the same and all the same premises as were conveyed to us by deed of Russell F. Dudley and Anne D. Dudley, Trustees dated September 4, 2018 and recorded Worcester District Registry of Deeds Book 59354 Page 67.

Property Address: 26 Maple Street, Mendon, Massachusetts 01756

EXECUTED AS A SEALED INSTRUMENT THIS 26th DAY OF JULY, 2023.

Russell F. Dudley
RUSSELL F. DUDLEY

Anne D. Dudley
ANNE D. DUDLEY

Commonwealth of Massachusetts

Worcester, ss

On this 26th day of July, 2023, before me, the undersigned Notary Public, personally appeared **RUSSELL F. DUDLEY** and **ANNE D. DUDLEY** and proved to me through satisfactory evidence of identification, which was a Commonwealth of Massachusetts driver's license photo identification, 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, and that the statements made herein are true and accurate to the best of their knowledge and belief.



Suzette A. Ferreira
SUZETTE A. FERREIRA
Notary Public
My commission expires: 7/08/2027