

# 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: 01/12/2022 12:25 PM  
 Ctrl# 233663 30060 Doc# 00004373  
 Fee: \$2,074.80 Cons: \$455,000.00  
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Worcester South District Registry of Deeds  
 Kathryn A. Toomey, Register  
 90 Front St  
 Worcester, MA 01608  
 (508) 798-7717

QUITCLAIM DEED

We, **Kimberly A. Belland** and **Cynthia McDevitt**, a married couple, of Mendon, Massachusetts

For consideration paid and in full consideration of Four Hundred and Fifty-Five Thousand (\$455,000.00) Dollars

Grant to **Mark A Sutphen, A Single Man and Amy C Morgan, A Single Woman, As Joint Tenants with rights of survivorship**, now of 107 Hartford Avenue West, Mendon, Massachusetts 01756

WITH *QUITCLAIM* COVENANTS

The land in Mendon, Worcester County, Massachusetts, with the buildings thereon situated on the Northerly side of Hartford Avenue West, being shown as Lot A on a Plan entitled "Subdivision of Land, Mendon, Massachusetts, owned by George P. Hutchinson et ux, July 1955, Scale 1" = 50', Eastman & Corbett, Inc., Civil Engineers, Milford, Massachusetts", said Plan filed with the Worcester District Registry of Deeds in Plan Book 209, Plan 107, bounded and described on said plan as follows:

Beginning at the southwesterly corner of the granted premises at a drill hole in a stone wall at said Hartford Avenue:

THENCE North 3 degrees 00' East, 168.80 feet;

THENCE South 88 degrees 20' East, 170.20 feet;

THENCE South 15 degrees 50' East, 118.00 feet to said Hartford Avenue;

THENCE Westerly along said Hartford Avenue, 217.00 feet to the point of beginning.

The premises are conveyed subject to an easement as stated in deed to Stuart M. Appleboy, et ux dated September 30, 1955 and recorded with Worcester District Registry of Deeds at Book 3718, Page 501.

Being all the same and all the same premises conveyed to these Grantors by deed dated January 7, 2003 and recorded with Worcester District Registry of Deeds in Book 29072, Page 210.

**Grantors hereby release any and all rights of Homestead and state under the pains and penalties of perjury that no other persons are entitled to any benefits of an existing estate of Homestead.**

Property Address: 107 Hartford Avenue West, Mendon

WITNESS our hands and seals this 7<sup>th</sup> day of January 2022.

*Kimberly A. Belland*  
Kimberly A. Belland

*Cynthia McDevitt*  
Cynthia McDevitt

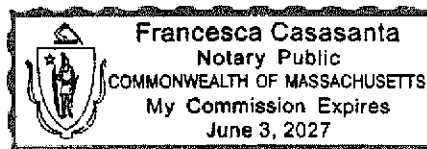
THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

January 7, 2022

On this 7<sup>th</sup> day of January 2022, before me, the undersigned notary public, personally appeared **Kimberly A. Belland** and **Cynthia McDevitt**, proved to me through satisfactory evidence of identification, which were Massachusetts Drivers Licenses, to be the persons whose names are signed on the preceding or attached document, and who swore under the pains and penalties of perjury that the statements are true and acknowledged to me that they signed it voluntarily for its stated purpose.

*Francesca Casasanta*  
Notary Public: Francesca Casasanta  
My Commission Expires: June 3, 2027



ATTEST: WORC Kathryn A. Toomey, Register