

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: 10/26/2023 01:52 PM
 Ctrl# 254369 21659 Doc# 00089458
 Fee: \$2,321.04 Cons: \$509,000.00

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

QUITCLAIM DEED

We, **MARK A SUTPHEN** and **AMY C. MORGAN**, being unmarried of Mendon, MA, for consideration paid and in full consideration of **FIVE HUNDRED NINE THOUSAND and 00/100 (\$509,000.00) Dollars** grant to **SCOTT SARDINA and LYNDSEY CARTY**, as Joint Tenants with Rights of Survivorship, now of 107 Hartford Avenue West, Mendon, MA

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 Registry of Deeds in Plan Book 209, Plan No. 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', 170.20 feet;
- THENCE South 15 degrees 50' East, 188.00 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

Meaning and intending to grant the same premises conveyed to the Grantors by deed recorded with the Worcester Registry of Deeds in Book 66931, Page 219.

We, the Grantor, hereby release any and all rights of homestead and other interests in the Premises conveyed herein and state that there are no other persons entitled to the protection of the Homestead Act in the subject property.

[Signature page to follow on next page]

PROPERTY ADDRESS: 107 HARTFORD AVENUE WEST, MENDON, MA

WITNESS my hand and SEAL this 14 day of October, 2023

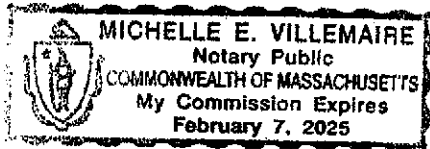
Mark A. Sutphen
MARK A SUTPHEN

COMMONWEALTH OF MASSACHUSETTS

Worcester ss
(County where executed)

On this 14 day of October, 2023, before, me the undersigned notary public, personally appeared the above-named MARK A SUTPHEN, and proved to me through satisfactory evidence of identification, which was MA DL, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily, for its stated purpose.

Michelle E. Villemaire
Notary Public:
My commission expires: 2/7/2025



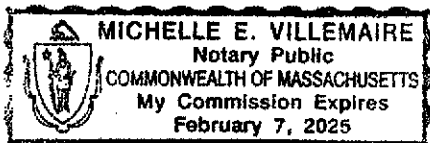
WITNESS my hand and **SEAL** this 14 day of October, 2023

Amy C Morgan
AMY C. MORGAN

COMMONWEALTH OF MASSACHUSETTS

Worcester ss
(County where executed)

On this 14 day of October, 2023, before, me the undersigned notary public, personally appeared the above-named AMY C. MORGAN, and proved to me through satisfactory evidence of identification, which was MA DL, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily, for its stated purpose.



Michelle E Villemaire
Notary Public:
My commission expires: 2/7/2025