

# 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: 02/26/2024 03:13 PM  
 Ctrl# Doc# 00013788  
 Fee: \$.00 Cons: \$100.00  
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Worcester South District Registry of Deeds  
 Kathryn A. Toomey, Register  
 90 Front St  
 Worcester, MA 01608  
 (508) 368-7000

This Instrument Prepared by  
and Return to: John E. Hughes, Esq. / mda #128854  
McLane Middleton, Professional Association  
900 Elm Street, P.O. Box 326  
Manchester, NH 03105-0326

4 total pages

**QUITCLAIM DEED**

We, **MARK A. CUTLER AND ELIZABETH J. CUTLER**, a married couple, with a mailing address of 29 Bates Street, Mendon, Massachusetts 01756, for consideration paid of less than one hundred dollars (\$100.00) in value, grant to **ELIZABETH J. CUTLER AND MARK A. CUTLER, AS TRUSTEES OF THE ELIZABETH J. CUTLER REVOCABLE TRUST**, a Massachusetts trust created u/d/t dated February 21, 2024, with a mailing address of 29 Bates Street, Mendon, Massachusetts 01756, for which Trustees' Certificates are recorded herewith, with QUITCLAIM COVENANTS, the following described premises:

a certain tract or parcel of land situated on the westerly side of Bates Street, so-called, a former Massachusetts highway, in said Mendon, bounded and described as follows, to wit:

Beginning at a Mendon highway bound at the northeasterly corner of the granted premises on the westerly side of said street and at land now or formerly of Young;

- 1, Then South 0 48' East by the westerly line of said Bates Street 125.0 feet to a cement bound;
2. Then South 88 18' West by remaining land now or formerly of Valeika 364.60 feet to a cement bound;
3. Then North 0 48' West by land now or formerly of McTurk 125.0 feet to a cement bound;
4. Then North 88 18' East by said Young land 364.40 feet to the bound at the point of beginning.

Property Address: 29 Bates Street, Mendon, Massachusetts 01756

Being a portion of the premises shown on Plan filed with the Worcester District Registry of Deeds, Plan Book 161, Plan 22, and entitled PLAN OF LAND SOLD BY ROBERT MCTURK TO LESTER P. CRAMB ET UX. MENDON, MASS. AUGUST 1949, FRANCIS J. BRENNAN, SURVEYOR, UXBRIDGE, MASS.

SUBJECT TO AND TOGETHER WITH all reservations, restrictions and/or covenants, easements, liens, encumbrances, and mortgages of record, if any, insofar as the same may now be in force and applicable.

MEANING AND INTENDING to describe and convey the same premises conveyed to Mark A. Cutler and Elizabeth J. Cutler by deed of Jay Mason Washburn, Executor of the Estate of Roberta Hazel Barrows, dated December 23, 1996, and recorded in the Worcester District Registry of Deeds, at Book 18502, Page 46.

This deed was prepared from information supplied by the within Grantors and no independent title search has been conducted.

*Signature Page To Follow*

Executed as an instrument under seal on Feb. 21, 2024.

[Signature]  
MARK A. CUTLER

[Signature]  
ELIZABETH J. CUTLER

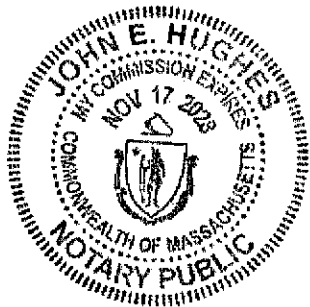
COMMONWEALTH OF MASSACHUSETTS  
COUNTY OF MIDDLESEX

On Feb. 21, 2024, before me, the undersigned notary public, personally appeared MARK A. CUTLER, proved to me through satisfactory evidence of identification, which was:

- photographic identification, being \_\_\_\_\_,
- oath or affirmation of a credible witness, or
- personal knowledge of the undersigned,

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.

(Seal)



[Signature]  
Notary Public/Justice of the Peace  
My Commission Expires:

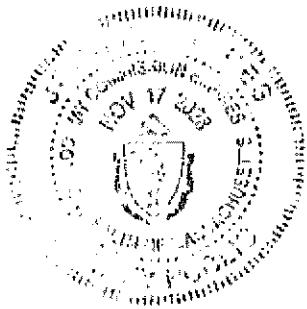
COMMONWEALTH OF MASSACHUSETTS  
COUNTY OF MIDDLESEX

On Feb. 21, 2024, before me, the undersigned notary public, personally appeared ELIZABETH J. CUTLER, proved to me through satisfactory evidence of identification, which was:

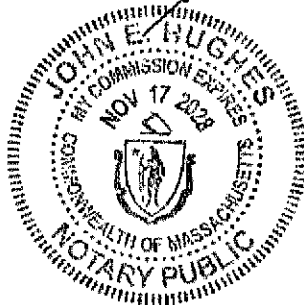
- photographic identification, being \_\_\_\_\_,
- oath or affirmation of a credible witness, or
- personal knowledge of the undersigned,

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.

(Seal)



*[Handwritten Signature]*  
 \_\_\_\_\_  
 Notary Public/Justice of the Peace  
 My Commission Expires:



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