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MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 01/11/2019 11:46 AM
Ctrl# 191903 04948 Doc# 00003001
Fee: \$1,896.96 Cons: \$416,000.00

QUITCLAIM DEED

I, Thomas R. Grant, being married to Laura Grant, of North Attleboro, Massachusetts

For consideration paid and in full consideration of FOUR HUNDRED SIXTEEN THOUSAND AND NO/100 DOLLARS (\$416,000.00)

Grant to Kenneth W. Cranshaw and Michelle C. Cranshaw, Husband and Wife, as Tenants by the Entirety, now of 36 Millville Road, Mendon, Massachusetts

With Quitclaim Covenants

A certain tract or parcel of land situated on the southeasterly side of Millville Road, a Worcester County Highway, in said Mendon and being shown on a plan of land entitled, "Plan of Land Deeded by James H. & Isabelle B. Grant to Harry R. & Janette Grant, Mendon, Mass. Scale: 1 in = 40 ft. G.L. Dalrymple Surveyor, May 7, 1956" and bounded and described on said plan as follows:

Beginning at a stake in the southeasterly location line of said road as laid out December 30, 1932 and at the southwesterly corner of other land of the grantor.

Thence S. 60° 53' along other land of the grantor 322.30 feet to a drill hole in a stone wall at land of one Childs;

Thence S. 63° 27' W. along said stone wall 198.95 feet to a drill hole;

Thence S. 83° 28' W. along said stone wall 32.21 feet to a drill hole;

Thence N. 80° 57' along said stone wall 154.83 feet to the southeasterly side of said Millville Road, the last three lines bounding on land of one Childs;

36 Millville Road, Mendon

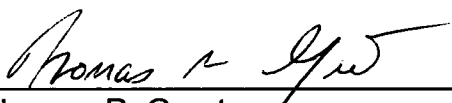
Thence northeasterly and passing through a Worcester County Highway bound along the southeasterly side of said street to the point of beginning.

Containing approximately 48,336 square feet.

The Grantor, Thomas R. Grant, hereby releases all rights of homestead and states under the pains and penalties of perjury. Grantor hereby states that Laura Grant never lived in the property and the property was not her principal residence and therefore was not homestead property and swears and acknowledges under the pains and penalties of perjury that no other persons are entitled to the benefits of an existing estate of Homestead.

Being the same premises conveyed to the Grantor by deed dated recorded in the Worcester District Registry of Deeds in Book 17879, Page 316.

Witness my hand and seal this 14th day of December, 2018.



Thomas R. Grant

COMMONWEALTH OF MASSACHUSETTS

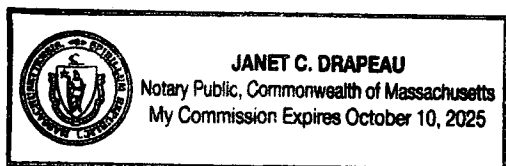
WORCESTER, SS:

December 14, 2018

On this 14th day of December, 2018, before me, the undersigned notary public, personally appeared Thomas R. Grant and acknowledged the foregoing instrument to be his free act and deed, and proved to me through satisfactory evidence of identification, which was a Massachusetts Driver's License to be the person whose name is signed voluntarily on the preceding or attached document in my presence and for its stated purpose.



Janet C. Drapeau, Notary Public
My Commission Expires: 10/10/2025



ATTEST: WORC. Kathryn A. Toomey, Register