

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: 10/26/2020 02:31 PM
 Ctrl# Doc# 00128427
 Fee: \$.00 Cons: \$100.00

Worcester South District Registry of Deeds
 Kathryn A. Toomey, Register
 90 Front St
 Worcester, MA 01608
 (508) 798-7717

Quitclaim Deed

We, **JAMES H. GRANT AND DIANE B. GRANT**, husband and wife both of Mendon, Worcester County, Massachusetts

in consideration of **LESS THAN ONE HUNDRED DOLLARS (\$100.00)**, paid

grant to **SHELLEY M. GRANT, MICHAEL R. GRANT and KEVIN M. GRANT, TRUSTEES OF SMK TRUST**, an unrecorded Trust established under a Declaration of Trust dated October 2^d, 2020 as evidenced by Trustees Certificate dated October 2^d, 2020 and recorded herewith, of 32 Millville Road, Mendon, Worcester County, Massachusetts, 01756

with *Quitclaim Covenants*

A certain parcel of land with the buildings thereon situated on the southeasterly side of Millville Road, a Worcester County Highway, in said Mendon, Worcester County, Massachusetts, and being bounded and described as follows:

- BEGINNING at a point on the southeasterly location line of said Road as laid out December 30, 1932 by the Worcester County Commissioners, said point being 762.82 feet measured southwesterly along the location line of said Road from land of Phineas A. and Bertha D. Millis, formerly of Thomas F. Kelley;
- THENCE proceeding S. 58°52' W. by the line of said Road, 155.12 feet to a Worcester County Highway Bound;
- THENCE southwesterly by the line of said Road by a curve to the left of 570 feet Radius 462.39 feet to a Worcester County Highway Bound;

Property Address: 32 Millville Road, Mendon, MA 01756

THENCE S. 12° 23' W., 51.40 feet to a wall;

THENCE S. 80° 57' E., with the line of a wall by land of said Kelley 154.83 feet to a drill hole in the wall;

THENCE N. 83° 28' E., with the line of a wall 32.21 feet to a drill hole in the wall;

THENCE N. 63° 27' E., with the line of a wall and partly by the remains of a wall 434.80 feet to a drill hole in the wall at land of said Kelley;

THENCE N. 27° 30' W., with the line of a wire fence by land of said Kelley 364.40 feet to the point of beginning.

Containing 3.75 acres, more or less.

The foregoing premises are shown on Plan of Land sold by Thomas F. Kelley to James H. Grant, Mendon, Mass. April 1950 by Francis J. Brennan, Surveyor, recorded in Worcester Registry of Deeds, Plan Book 165, Plan 110.

Excepting from the above described premises the portion thereof as was conveyed to Alfred C. Comolli et ux, under deed dated March 1, 1952, recorded in said Deeds, Book 3439, Page 460, as well as the portion of the premises conveyed to Harry R. Grant et ux, under Deed dated June 12, 1956, recorded in said Deeds, Book 3782, Page 143.

We, James H. Grant and Diane B. Grant, being married to each other, hereby release all our rights of homestead in the above-described property and hereby state and certify under the pains of penalty of perjury that no other persons are entitled to any benefits of an existing Estate of Homestead on this property.

Being the same and all the same premises as were conveyed to us by Deed of Isabelle B. Grant dated December 4, 1990 recorded in Worcester District Registry of Deeds in Book 13138 Page 7.

{SIGNATURES AND NOTARIZATIONS ON FOLLOWING PAGE.}

EXECUTED AS A SEALED INSTRUMENT UNDER THE PAINS AND PENALTIES OF PERJURY THIS 20th DAY OF OCTOBER, 2020

James H. Grant

JAMES H. GRANT

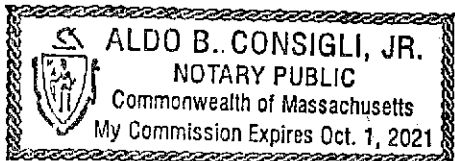
Diane B. Grant

DIANE B. GRANT

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

On this 20th day of October, 2020 before me, the undersigned Notary Public, personally appeared **JAMES H. GRANT AND DIANE B. GRANT** and proved to me through satisfactory evidence of identification, which were Commonwealth of Massachusetts driver's license photo identifications and personal knowledge to be the person 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 statement made herein are true and accurate to the best of their knowledge and belief.



Aldo B. Consigli, Jr.

ALDO B. CONSIGLI, JR.
Notary Public
My commission expires: 10-01-2021