



2020 00162765

Bk: 64091 Pg: 367

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MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 12/29/2020 11:25 AM  
Ctrl# 218580 09756 Doc# 00162765  
Fee: \$2,052.00 Cons: \$450,000.00

QUITCLAIM DEED

We, Dennis M. Walsh and Michelle R. Walsh, a married couple, of Mendon, Worcester County, Commonwealth of Massachusetts

For Consideration paid and in full consideration of Four Hundred Fifty Thousand and 00/100 (\$450,000.00) Dollars,

Grant to Jameson Smith and Kellie Armstrong, *AS JOINT tenants with Rights of Survivorship,*

of 5 Myrtle Street, Mendon, MA 01756

with quitclaim covenants,

The following property in Worcester County, Massachusetts:

A certain tract or parcel of land in said Mendon situated on the southwesterly side of the proposed road described in Deed of Charles W. Arrand to Leslie C. Childs et ux, dated October 8, 1954, recorded with Worcester Registry of Deeds at Book 3629, Page 25 and being more particularly bounded and described as follows:

Beginning at an iron pipe of the southwesterly corner of the granted premises and at the southeasterly terminus of the southwesterly line of said proposed road, thence S. 60 degrees W. by land of said Childs 325 feet more or less to an iron pipe; thence northerly by land of one Comolli, 104 feet, ore or less, to an iron pipe; thence N. 60 degrees E. by remaining land of Barnes 363 feet to an iron pipe in the southwesterly line of said proposed road; thence S 30 degrees E by the southwesterly line of said proposed road 131 feet to the point of beginning.

Together with a general easement in common with Charles W. Arrand, his heirs and assigns, in, on, through, upon, over and under said proposed road, known as Myrtle Street.

titles@adamslegalservices.com  
(508)791-3800  
Order No. *20-824*

Property Address: 5 Myrtle Street, Mendon, MA 01756

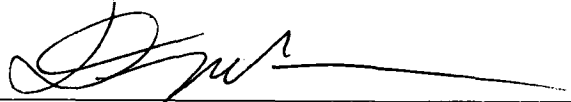
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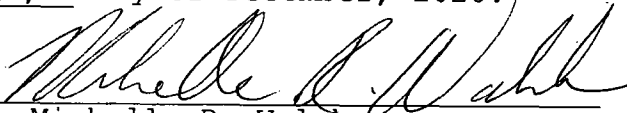
We, Dennis M. Walsh and Michelle R. Walsh, the Grantors named herein, do hereby voluntarily release any of our right of Homestead, if any, as set forth in M.G.L. Chapter 188 and state that there is/are no other person or persons entitled to any homestead rights other than those executing this deed.

Meaning and intending to convey and hereby conveying the same premises conveyed to us by deed of Kevin M. Casey and Katrina M. Casey dated September 29, 2004 and recorded with the Worcester District Registry of Deeds, Book 34729, Page 45.

Signatures on page to follow

WITNESS our hands and seals this 17<sup>th</sup> day of December, 2020.

  
Dennis M. Walsh

  
Michelle R. Walsh

Commonwealth of Massachusetts  
County of Worcester

On this 17<sup>th</sup> day of December, 2020, before me, the undersigned notary public, personally appeared Dennis M. Walsh and Michelle R. Walsh, proved to me through satisfactory evidence of identification, which was Dr. Lic., to be the persons whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

  
Notary Public



**DONNA P. WOLF**  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
October 17, 2025