



2020 00030380

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MASSACHUSETTS EXCISE TAX

Worcester District ROD #20 001

Date: 03/24/2020 01:16 PM

Ctrl# 207516 22921 Doc# 00030380

Fee: \$1,550.40 Cons: \$340,000.00

QUITCLAIM DEED

We, Michael H. Barry and Christine Barry, both being unmarried, of Mendon, Massachusetts

For consideration of THREE HUNDRED FORTY THOUSAND AND 00/100 DOLLARS (\$340,000.00) PAID

Grant to Bridget R. Waitkus, Individually, now of 96 Providence Street, Mendon, Worcester County, Massachusetts

with Quitclaim Covenants

The land with the buildings thereon located at 96 Providence Street, Mendon, Massachusetts bounded and described as follows:

A certain parcel of land situated on the easterly side of Providence Road in Mendon, Worcester County, Massachusetts, being Lot 1 as shown on plan entitled "Plan of Part of Land in Mendon, Mass. Owned by Emile Cousineau, et ux. Scale: 1" = 40' July 5, 1963, Eastman & Corbett, Inc. Milford, Mass", filed with the Worcester District Registry of Deeds in Plan Book 273, Plan 96, bounded and described as shown on said plan as follows:

Beginning at the northwesterly corner of the granted premises at a point in the easterly line of said Providence Road, said point being the southeasterly corner of land of Frederick Grudak, et ux;

Thence S. 33° 00' 35" E. along said Providence Road, 120.64 feet to a Worcester County Highway bound;

Thence S. 34° 12' 20" E. 119.36 feet to a point;

Thence N. 55° 55' 25" E., 592.58 feet to the west bank of Muddy Brook, said last courses bounding on other land of the grantor;

Thence N. 45° 17' 40" W., 29.14 feet;

Thence N. 86° 17' 40" W., 19.00 feet;

Thence N. 39° 39' 30" W., 27.67 feet;

Re: 96 Providence St., Mendon

Thence N. 44° 29' 50" E., 22.98 feet;

Thence N. 30° 16' 30" W., 168.04 feet to a point 24 feet easterly from a drill hole in the end of a stone wall, said last five courses being by the west bank of said Muddy Brook and bounding on land of Emile E. Cousineau, et ux;

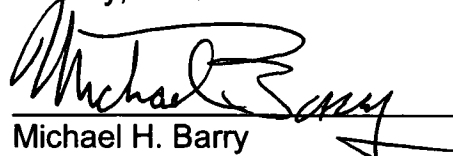
Thence S. 55° 55' 25" W., partly by said stone wall, partly by said Cousineau land and partly by said Grudak land, 600.90 feet to the point of beginning.

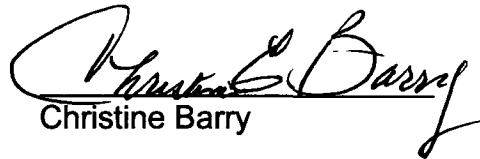
Containing 3.3 acres.

The Grantors hereby release any and all rights of homestead and state under the pains and penalties of perjury that no other person is entitled to any benefits of an existing estate of homestead.

For title see deed recorded in the Worcester District Registry of Deeds in Book 42992, Page 154.

Witness our hands and seals this ^{9th} day of ^{March} ~~February~~, 2020.


Michael H. Barry



Christine Barry

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS.

^{March}
~~February~~ 9, 2020

On this ^{9th} day of ^{March} ~~February~~, 2020, before me, the undersigned notary public, personally appeared Michael H. Barry and Christine Barry, and acknowledged the foregoing instrument to be their free act and deed, and provided to me through satisfactory evidence of identification, which were Massachusetts Driver's Licenses to be the persons whose names are signed voluntarily on the preceding or attached document in my presence and for its stated purpose.


Thomas L. McLaughlin, Notary Public
My Commission Expires: 01/23/2026

