

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: 03/15/2019 09:25 AM

Ctrl# Doc# 00022458

Fee: \$.00 Cons: \$1.00

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

QUITCLAIM DEED

We, Ian E. Davies and Joan Marie Davies, an unmarried couple, of Mendon, Massachusetts

For consideration paid and in full consideration of One (\$1.00) Dollar

Grant to Ian E. Davies, individually of 149 Uxbridge Road, Mendon, MA

WITH QUITCLAIM COVENANTS

A certain tract or parcel of land situated on the northwesterly side of Uxbridge Road in Mendon, Worcester County, Massachusetts, and being more particularly bounded and described as follows:

BEGINNING	at the southeasterly corner of the granted premises at a point in the northwesterly location line of said Road, at a point in a stone wall and at land of one Smith;
THENCE	southwesterly by the northwesterly location line of said Road, 271 feet, more or less, to a point;
THENCE	N. 27° 21' W., by land now or formerly of one Fantini, 320 feet, more or less, to a point in the Mendon-Uxbridge Town line;
THENCE	N. 0° 31' W., by said Town line, 278 feet to a point on a stone wall;
THENCE	N. 87° 46' E., by said stone wall, 257.10 feet to the corner of stone walls;
THENCE	S. 16° 14' E., 147.75 feet to a point; and
THENCE	S. 17° 19' E., 310.70 feet to the point of beginning, the last two courses bounding by a stone wall and said Smith land.

Containing 3.26 acres, more or less.

Said premises are shown on plan entitled "Land of Severio Fantini, et ux, Mendon, Mass. November 18, 1967 John R. Andrews, Jr., Surveyor," recorded with Worcester District Registry of Deeds in Plan Book 314 Plan 35.

Together with the drainage easement reserved in a Deed dated October 21, 1993, and recorded in Book 16218 Page 315.

Property Address: 149 Uxbridge Road, Mendon, MA 01756

Being the same premises conveyed to Grantor(s) by Deed dated November 24, 2014, recorded with Worcester District Registry of Deeds in Book 53119, Page 179.

Grantor hereby releases any and all rights of Homestead and states under the pains and penalty of perjury that no other persons are entitled to any benefits of an existing estate of Homestead.

WITNESS our hands and seals this 27 day of ^{FEB}~~January~~ 2019.

Ian E. Davies
Ian E. Davies

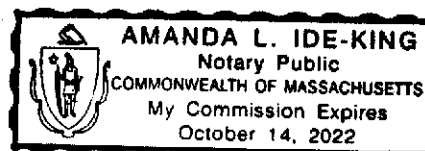
THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

^{Feb}
~~January~~ 27, 2019

On this _____ day of January, 2019, before me, the undersigned notary public, personally appeared Ian E. Davies, proved to me through satisfactory evidence of identification, which was MA Driver's Lic., 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.

Amanda L. Ide-King
Notary Public:
My Commission Expires:



WITNESS our hands and seals this 26th day of February 2019.

Joan Marie Davies
Joan Marie Davies

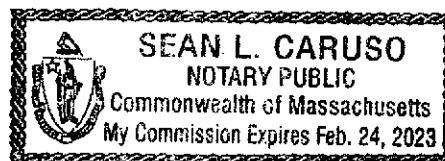
THE COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

February 26, 2019

On this 26th day of February, 2019, before me, the undersigned notary public, personally appeared Joan Marie Davies, proved to me through satisfactory evidence of identification, which was MA Driver's License, 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.

Sean L. Caruso
Notary Public: Sean L. Caruso
My Commission Expires: February 24, 2023



ATTEST: WORC Kathryn A. Toomey, Register