

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

QUITCLAIM DEED

I, Ian E. Davies, being unmarried of 7 Gainsboro Drive, Buzzards Bay, Barnstable County, Massachusetts

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

Grant to Davies Realty, LLC with a principal place of business located at 7 Gainsboro Drive, Buzzards Bay, MA 02532

With Quitclaim Covenants

A certain tract or parcel of land situated on the northwesterly side of the 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 on 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' W., 174.75 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 3.62 acres, more or less.

149 Uxbridge Rd, Mendon

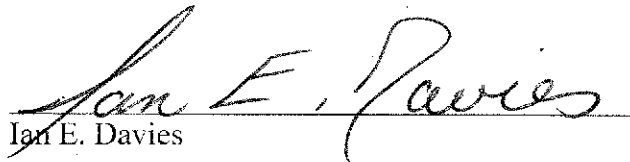
Said premises are shown on a plan entitled, "Land of Severio Fantini, et ux, Mendon, Mass, November 18, 1967 John R. Andrews, Jr., Surveyor" recorded with Worcester District Registry of Deeds, Plan Book 314, Plan 35.

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

Being the same premises conveyed to Grantor by Deed dated February 27, 2019 and recorded with Worcester District Registry of Deeds in Book 60149, Page 306.

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

Witness my hand and seal this 27 day of August, 2020

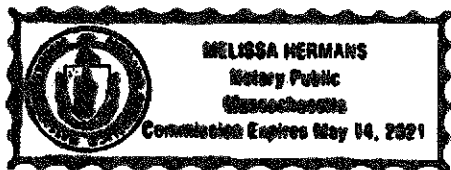

Ian E. Davies

Commonwealth of Massachusetts

Worcester, SS

August 27, 2020

On this 27 day of August, 2020, before me, the undersigned notary public, personally appeared Ian E. Davies, proved to me through satisfactory evidence of identification which was Driver's License, 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.





ATTEST: WORC Kathryn A. Toomey, Register