

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: 02/27/2020 12:46 PM
Ctrl# 206683 22410 Doc# 00020620
Fee: \$1,513.92 Cons: \$332,000.00

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

QUITCLAIM DEED

Nancy E. Astephen, as Personal Representative of the Estate of Ralph J. Morin (Worcester County Probate and Family Court, Docket No. WO19P2412EA), by the power conferred by the Last Will and Testament of Ralph J. Morin and by every other power,

in consideration of Three Hundred Thirty-Two Thousand and 00/100 (\$332,000.00) Dollars,

grants Laurie Petti, individually, now of 59 George Street, Mendon, Worcester County, Massachusetts,

with quitclaim covenants,

a certain parcel of land, together with the buildings and improvements thereon, situated on the easterly side of George Street, in Mendon, Worcester County, Massachusetts, and shown as LOT "H" on a plan of land entitled "SUBDIVISION OF LAND IN MENDON, MASS. OWNED BY ARTHUR V. POND ET. AL. SCALE: 1"=80' MAY, 1960 P. MAC NEVIN" and filed with the Worcester County (Worcester District Registry of Deeds in Plan Book 250, Plan 23, bounded and described as follows:

NORTHWESTERLY	by the southeasterly line of said George Street, 150 feet;
NORTHEASTERLY	by LOT "I" as shown on said plan, 176.62 feet;
SOUTHEASTERLY	by land now of formerly of Arthur V. Pond, Anna H. Pond and Clara W. Pond, 147.94 feet;
SOUTHWESTERLY	by LOT "G" as shown on said plan, 172.38 feet.

The undersigned hereby releases all rights of Homestead to and in the granted premises and swears and acknowledges under the pains and penalties of perjury that no other persons are entitled to the benefit of an existing estate of Homestead.

Being all and the same premises conveyed to Ralph J. Morin and Mary A. Morin by deed dated October 6, 1960 and recorded with the Worcester County (Worcester District) Registry of Deeds in Book 4152, Page 341.

Property Address: 59 GEORGE STREET, Mendon, MA

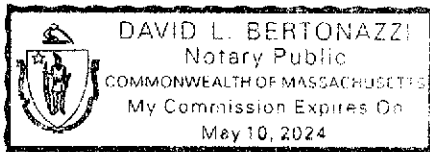
Witness my hand and seal this 6th day of February, 2020.

Nancy E. Astephen, Personal Representative
Nancy E. Astephen, Personal Representative

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 6th day of February, 2020, before me, the undersigned notary public, personally appeared Nancy E. Astephen, Personal Representative as aforesaid, proved to me through satisfactory evidence of identification, which was personal knowledge of her identity, 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 as Personal Representative of the Estate of Ralph J. Morin.



[Signature]
David L. Bertonazzi, Notary Public
My Commission Expires: 05/10/2024

ATTEST: WORC Kathryn A. Toomey, Register