

Worcester South District Registry of Deeds Electronically Recorded Document

This is the first page of the document – Do not remove

Recording Information

Document Number	: 156560
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Recorded Book and Page	: 63996 / 282
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Receipt Number	: 1290839
Recording Fee (including excise)	: \$1,112.60

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 12/16/2020 10:48 AM
Ctrl# 218059 27490 Doc# 00156560
Fee: \$957.60 Cons: \$210,000.00

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

Warranty Deed

I, Christopher L. Young, Individually and as Personal Representative of the Estate of John A. Young Worcester County Probated Docket No WO09P2285EA, of 86 Park Street, Mendon, MA 01756, Brendan Ottman of Columbus, Georgia, Justin Ottman of Columbus, Georgia, and Alex Ottman of Cataula, Georgia for consideration paid and in full consideration of Two Hundred Ten Thousand and 00/100 (\$210,000.00) Dollars

GRANT TO Barbara Virginia Flanagan-Rice, Married, now of 86 Park Street, Mendon, MA 01756, Individually

With ***WARRANTY COVENANTS***

The land in said Mendon, situate on the southerly side of Park Street, Mendon, shown on plan entitled "Land of Benjamin Jr. Chaleki et ux. Mendon, Mass." dated October 19, 1963 by John R. Andrews, Jr. which plan is recorded Plan Book 277, page 38.

Said premises being bounded and described as follows:

Beginning: at the northeasterly corner thereof at the corner of stone walls on the southerly side of said Park Street and at land now or formerly of Wiersma;

Thence; S. 4° 30' E, along a stone wall by said Wiersma land, 135.45 feet to a point;

Thence; S. 6° 05' E. Still continuing along said stone wall by said Wiersma land, 67.83 feet to a point;

Thence; S. 6° 50' E. Still continuing along said stone wall by said Wiersma land, 46.72 feet to a point;

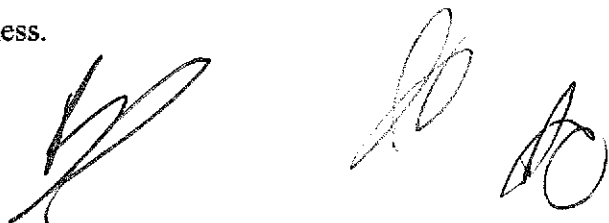
Thence; S 68° 40' W. by other land of Benjamin J. Chaleki et ux, 200 feet to a point;

Thence; N. 5° 19' W. Still continuing by other land of Benjamin J. Chaleki et ux, 250 feet to a point on the southerly side of said Park Street;

Thence; N 71° 39' E. by said Park Street, 45.02 feet to a point;

Thence; N. 67° 39' E. still continuing by said Park Street, 154.98 feet to the point of beginning.

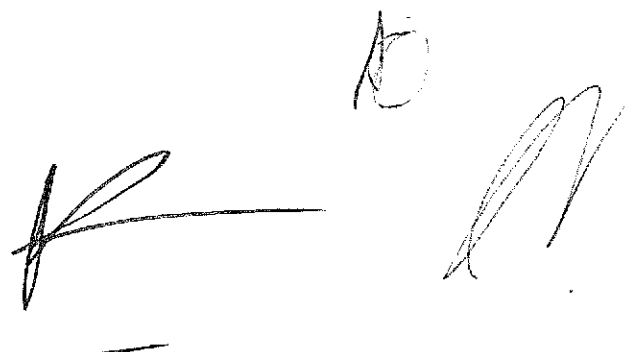
Containing: 47,470 square feet of land, more or less.



For Grantor's Title, see deed dated July 19, 1985 and recorded in the Worcester County Registry of Deeds at Book 8830, Page 53, see also probate of John A. Young, Worcester County Probated Docket No. WO09P2285EA.

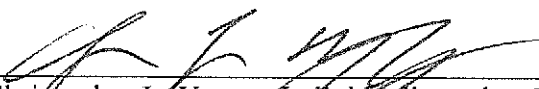
The Grantors hereby release any and all rights they may have in and to an estate of homestead in regard to the above captioned property and herein warrants under the pains and penalties of perjury there are no other persons with any claim to homestead in the property.

<Remainder of Page Left Intentionally Blank. Signature Pages to follow>

The block contains three handwritten signatures. On the left is a large, stylized signature that appears to be 'R'. To its right and slightly higher is a smaller, circular signature that looks like 'JO'. Further to the right is another large, stylized signature that resembles 'M'.

Executed as a sealed instrument this 15th day of December, 2020.

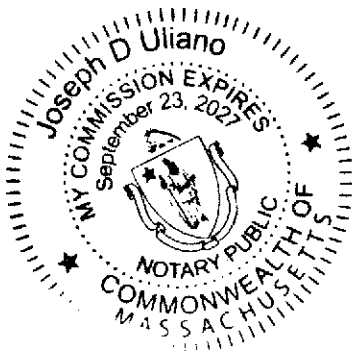
Estate of John A. Young

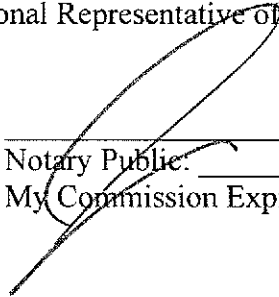
By: 
Christopher L. Young, Individually and as Personal
Representative of the Estate of John A. Young

Commonwealth of Massachusetts

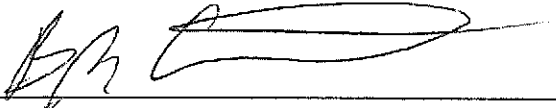
Worcester, ss.

On this 15th day of December, 2020, before me, the undersigned notary public, personally appeared Christopher L. Young, the above-named and proved to me through satisfactory evidence of identification being DRIVERS LICENSE, to be the person whose name is signed on this document, and acknowledged to me that he signed it voluntarily for its stated purpose both Individually and as Personal Representative of the Estate of John A. Young.




Notary Public: _____
My Commission Expires: _____

Executed as a sealed instrument this 09 day of September, 2020.

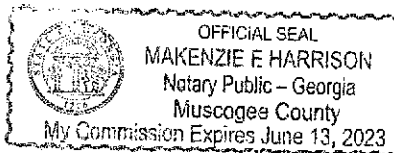


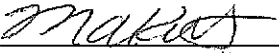
Brendan Ottman

Commonwealth/State of Georgia

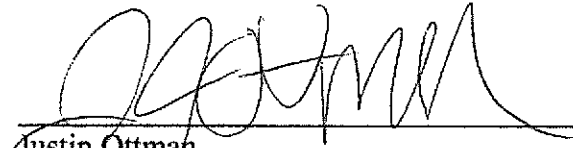
Muscogee, ss.

On 09 day of September, 2020, before me, the undersigned notary public, personally appeared Brendan Ottman, the above-named and proved to me through satisfactory evidence of identification being drivers license, to be the person whose name is signed on this document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.




Notary Public: Makenzie Harrison
My Commission Expires: 06-13-2023

Executed as a sealed instrument this 9 day of September, 2020.



Justin Ottman

Commonwealth/State of Georgia

Harris County, ss.

On 9 day of September 2020, before me, the undersigned notary public, personally appeared Justin Ottman, the above-named and proved to me through satisfactory evidence of identification being Georgia Drivers License to be the person whose name is signed on this document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

CHRISTOPHER J RYAN
Notary Public, Georgia
Harris County
My Commission Expires 1/2/2022


Notary Public: HARRIS Co, Georgia
My Commission Expires: 01/02/2022

Executed as a sealed instrument this 9 day of September, 2020.

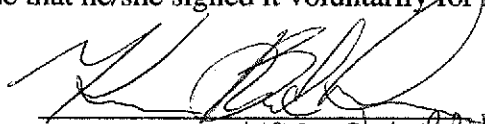


Alex Ottman

Commonwealth/State of GA

Harris County, ss.

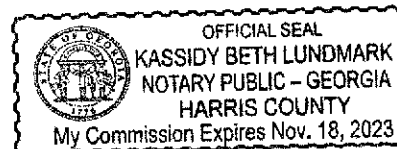
On 9 day of September, 2020, before me, the undersigned notary public, personally appeared Alex Ottman, the above-named and proved to me through satisfactory evidence of identification being driver's license, to be the person whose name is signed on this document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.



Notary Public: Kassidy Beth Lundmark

My Commission Expires:

11/18/2023



ATTEST: WORC Kathryn A. Toomey, Register