

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: 01/26/2017 01:57 PM
Ctrl# 164405 20763 Doc# 00009545
Fee: \$1,390.80 Cons: \$305,000.00

Worcester South District Registry of Deeds
Anthony J. Vigliotti, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

QUITCLAIM DEED

I, Janice I. Crooker, an unmarried woman, of Mendon, Massachusetts

For consideration paid and in full consideration of Three Hundred Five Thousand (\$305,000.00) Dollars

Grant to Kevin A. Anderson and Christina M. Anderson, husband and wife, as tenants by the entirety, both of 58 Millville Road, Mendon, Massachusetts 01756

WITH QUITCLAIM COVENANTS

All the same premises conveyed by William Grant to Kenneth K. Kollett et ux by deed dated March 21, 1964, and recorded with Worcester District Registry of Deeds, Book 4464, Page 5, and bounded and described as follows:

"A certain tract or parcel of land situated on the easterly side of Millville Road, formerly called the town road leading from Mendon to Albeeville, in the Town of Mendon and bounded and described as follows:

BEGINNING	at the northwesterly corner of the granted premises at a stake in a wall, it being the southwesterly corner of land formerly of Alonzo Taft;
THENCE	N. 82° 04' 05" E. two hundred fifty (250) feet with wall and land formerly of Alonzo Taft, to a stake;
THENCE	S. 2° 30' E. two hundred thirteen and 45/100 (213.45) feet, with remaining land of the grantor, to a stake;
THENCE	S. 84° W. two hundred sixty three and 75/100 (263.75) feet, with land now or formerly of the grantor to a stake in the easterly line of Millville Road;
THENCE	northerly, with the easterly line of said Millville Road one hundred twenty (120) feet, to a cement bound, marked W.C.H.;
THENCE	northerly, with the easterly line of said Millville Road eighty-six (86) feet, to a stake at the point of beginning, containing one and 21/100 (1.21) acre, more or less."

Said granted premises being shown as the northerly lot on a plan entitled "Plan of Land, Mendon, Mass. To be conveyed by William Grant to Paul J. Grant and Maybelle Grant and Kenneth K. Kollett and Doris L. Kollett June 1963 Scale: 1 in. = 50 ft., Stanley H. Mowry - Surveyor", filed and recorded with the Worcester District Registry of Deeds, Plan Book 280, Page 60.

Being the same premises conveyed to Grantor(s) by Deed dated September 27, 1984, recorded with Worcester District Registry of Deeds in Book 8285, Page 334.

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 28th day of December 2016.

Janice I. Crooker
Janice I. Crooker

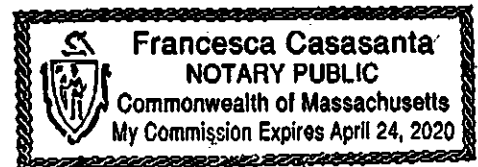
THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

December 28, 2016

On this 28th day of December, 2016, before me, the undersigned notary public, personally appeared Janice Crooker, proved to me through satisfactory evidence of identification, which was Ma drivers 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.

Francesca Casasanta
Notary Public:
My Commission Expires:



ATTEST: WORC Anthony J. Vigliotti, Register