

# 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: 07/16/2018 12:03 PM  
Ctrl# 184690 26396 Doc# 00071679  
Fee: \$1,801.20 Cons: \$395,000.00  
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Worcester South District Registry of Deeds  
Anthony J. Vigliotti, Register  
90 Front St  
Worcester, MA 01608  
(508) 798-7717

**QUITCLAIM DEED**

We, Kathleen Fleming and Susan Fleming, of Mendon, Worcester County, Commonwealth of Massachusetts,

For full consideration of Three Hundred Ninety-Five Thousand (\$ 395,000.00) and 00/100 dollars, paid

Grant to David O. Sanches, individually  
of 59 High Street Milford, MA Worcester County Commonwealth of Massachusetts

With quitclaim covenants

A certain parcel of land situated on the easterly and northeasterly side of Bates Street in the town of Mendon, County of Worcester, Commonwealth of Massachusetts and bounded and described as follows:

Beginning at a point on the northeasterly side of Bates Street which point is the southwesterly corner of land now or formerly of Carlo and Ida Molinari and being the most southerly corner of the parcel hereby described:

THENCE running N. 42° 46' W., 199.05 feet to a point of curve;

THENCE northerly on a curved line having a 380.70 feet radius, 319.70 to a point of tangent;

THENCE N. 5° 26' E., 59.91 feet, the last three lines bounding on aforesaid Bates Street;

THENCE S. 75° 05' E. with land now or formerly of Florence Tancrell, 353.82 feet to the aforesaid Molinari land;

THENCE S. 15° 28' W., with said Molinari land and following a stone wall, 423.78 feet to the point of beginning.

Said parcel of land contains 2.37 acres, more or less.

Being the same premises transferred to these grantors by deed dated the 28<sup>th</sup> day of April 2015, and recorded at the Worcester Registry of Deeds at Book 53643 Page 327

Property Address: 102 Bates Street, Mendon, MA

Executed and sealed instrument this 12 day of July, 2018

S Moran

Susan Moran

Kathleen Fleming

Kathleen Fleming

Fleming

COMMONWEALTH OF MASSACHUSETTS

County of Worcester

July 12<sup>th</sup>, 2018

On this 12<sup>th</sup> day of July, 2018 before me, the undersigned notary public, personally appeared Kathleen Fleming, proved to me through satisfactory evidence of identification, which were known to me to be the person whose name is signed to the document herein, and acknowledged to me that (he)(she) signed it voluntarily for its stated purpose.

[Signature]

Notary Public Edward Myers  
My commission expires: May 30, 2024

