

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: 09/18/2024 11:51 AM
Ctrl# Doc# 00076029
Fee: \$.00 Cons: \$100.00

Worcester South District Registry of Deeds
Kathryn A. Toomey, Register
90 Front St
Worcester, MA 01608
(508) 368-7000

QUITCLAIM DEED

We, **Brian A. Bethel**, a married man, individually, and as Personal Representative of the Estate of Nancy L. Youngsma, Worcester Probate & Family Docket No. 24P-1515-EA, **John Youngsma**, an unmarried man, of Mendon, MA, **Robert R. Bethel**, a married man, of Mendon, MA, and **Ronald A. Bethel**, an unmarried man, of Hilton Head Island, SC

In consideration paid and amounting to One Hundred and no/100 (**\$100.00**) Dollars

Grant to **Ronald A. Bethel**, Trustee of **BFPH Realty Trust** u/d/t dated May 8, 2017, an unrecorded trust, as evidenced by Trustee's Certificate pursuant to M.G.L., c.184, s.35, recorded with Worcester Registry of Deeds in Book 57083, Page 56, of 15-19 Uxbridge Road, Mendon, MA 01756, with quitclaim covenants

The land in Mendon, Worcester County, Massachusetts, with the buildings thereon, situated on the easterly side of park Street and bounded and described as follows:-

Beginning at a drill hole in a stone wall on the easterly side of Park Street at land now or formerly of Raymond Roy,

Thence S. 57° 48' E., one hundred seventy-nine and seventy-nine hundredths (179.79) feet by said Raymond Rouy's land to land now or formerly of George A. Daige, Sr. et ux;

Thence S. 57° 13' E., two hundred fifty-five and forty-seven hundredths (255.47) feet by land now or formerly of George A. Daige, Sr. et ux. To land now or formerly of Hawkes;

Thence N. 37° 03' E., two hundred ninety-three and ninety hundredths (293.90) feet;

Thence N. 37° 43' E., one hundred thirty and fifty-five hundredths (130.55) feet to land now or formerly of John Quirk, the last two courses being by land now or formerly of said Hawkes;

Property Address: 28 Park Street, Mendon, MA 01756

Thence N. 52° 15' W., sixty-nine and eighty-three hundredths (69.83) feet;

Thence N. 66° 18' W., one hundred seventy-eight and thirty-four hundredths (178.34) feet;

Thence N. 68° 31' W., seventy-two and eighty-five hundredths (72.85) feet;

Thence N. 77° 26' W., nineteen and eighty-six (19.86) feet;

Thence N. 68° 02' W., two hundred nineteen and eighteen hundredths (219.18) feet to the easterly side of Park Street, the last five courses being by land now or formerly of said John Quirk;

Thence S. 26° 30' W., ninety-seven and twenty-nine hundredths (97.29) feet;

Thence S. 17° 30' W., one hundred forty-two and seven hundredths (142.07) feet;

Thence S. 14° 55' W., one hundred eleven and five hundredths (111.05) feet to the place of beginning, the last three courses being by said street.

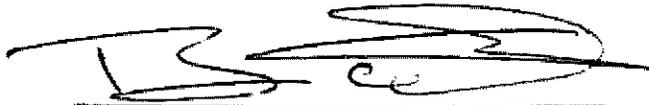
Being wholly enclosed by a stone wall, containing four and fifty-four hundredths (4.54) acres of land more or less.

See plan of land in Mendon, Mass., property of George A. Daige et ux, dated July 27, 1968, John R. Andrews Jr., Surveyor, which plan is recorded with Worcester District Registry of Deeds, Plan Book 320, Plan 82.

Grantors hereby release any and all rights of homestead and hereby certify, under the pains and penalties of perjury, that no other persons are entitled to any benefits of an existing estate of homestead. Further, Grantors certify that the premises is not any of their primary residences.

Meaning and intending to convey the same premises conveyed to Ronald A. Bethel and Nancy A. Bethel (n/k/a Nancy L. Youngsma) by deed dated September 24, 1971, recorded with Worcester District Registry of Deeds in Book 5163, Page 86. See also, Estate of Nancy L. Youngsma, Worcester Probate & Family Docket No. 24P-1515-EA.

Witness my hand and seal this 18 day of September 2024.



Brian A. Bethel, individually, and as
Personal Representative of Estate of Nancy
A. Youngsma

COMMONWEALTH OF MASSACHUSETTS

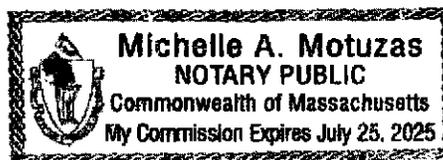
Worcester, ss.

On this 18 day of September 2024, before me, the undersigned notary public, personally appeared **Brian A. Bethel**, individually, and as Personal Representative, proved to me through satisfactory evidence of identification, which was a valid state-issued driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledge to me that he signed it voluntarily for its stated purpose.



Notary Public:

My commission expires: 7-25-25



Witness my hand and seal this 18 day of September 2024.

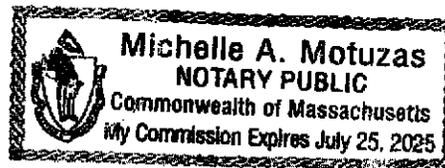
John Youngsma
John Youngsma

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 18 day of September 2024, before me, the undersigned notary public, personally appeared **John Youngsma**, proved to me through satisfactory evidence of identification, which was a valid state-issued driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledge to me that he signed it voluntarily for its stated purpose.

Michelle A. Motuzas
Notary Public:
My commission expires: 7-25-25



Witness my hand and seal this 18 day of September 2024.

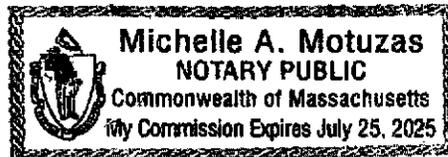

Robert R. Bethel

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 18 day of September 2024, before me, the undersigned notary public, personally appeared **Robert R. Bethel**, proved to me through satisfactory evidence of identification, which was a valid state-issued driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledge to me that he signed it voluntarily for its stated purpose.


Notary Public:
My commission expires: 7-25-25



Witness my hand and seal this 12 day of September 2024.

[Handwritten signature of Ronald A. Bethel]

Ronald A. Bethel

STATE OF SOUTH CAROLINA

Beaufort County

On this 12 day of September 2024, before me, the undersigned notary public, personally appeared **Ronald A. Bethel**, proved to me through satisfactory evidence of identification, which was a valid state-issued driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledge to me that he signed it voluntarily for its stated purpose.

[Handwritten signature of Erika Bermudez]
Notary Public: *South Carolina*
My commission expires: *8/17/2033*
ERIKA BERMUDEZ
NOTARY PUBLIC
08/07/2033
Erika Bermudez