

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: 04/14/2025 11:37 AM
Ctrl# 268491 25500 Doc# 00028493
Fee: \$1,869.60 Cons: \$410,000.00

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

QUITCLAIM DEED

I, **Michael Budrow, Personal Representative of the Estate of Judith A. Hinckley**, Worcester County Probate and Family Court Docket No. WO25P0420EA, by the Power of Sale conferred in the Last Will and Testament of Judith A. Hinckley, and all other powers therein, of Gloucester, MA

For consideration paid, and in full consideration, of Four Hundred Ten Thousand and 00/100 (\$410,000.00) Dollars,

Grant to **Timothy Thibault and Elaine Thibault, Husband and Wife, as Tenants by the Entirety**, now of 126 Millville Road, Mendon, MA 01756,

with Quitclaim Covenants,

A certain parcel of land situated on the easterly side of Millville Road and southerly side of Lovell Street in said Mendon, bounded and described as follows.

BEGINNING on the easterly side of said Millville Street at the intersection thereof with the southerly line of said Lovell Street;

THENCE southerly with the easterly side of said Millville Street six hundred seventy-nine and 74/100 (679.74) feet to a corner of wall at land of one Auty; said distance consists of three courses; namely, 135.60 feet along a curve having a radius of 855.00 feet; 166.75 feet along a course having a radius of 1124.04 feet and 377.39 feet by a course S 18°29'20"W.;

THENCE south 86° 20' 40" E. along land of said Auty, 215.10 feet to a drill hole in said wall;

THENCE north 22° 35' 50" E. along remaining land of one Morton 721 feet, more or less, to a drill hole in a wall at the southerly said of said Lovell Street;

THENCE south 67° 52' 50" W. along the southerly side of said Lovell Street 105.40 feet to a drill hole in wall;


THENCE north 74° 14' 10" W. along the southerly said of said Lovell Street, 195.50 feet to the place of beginning.

Locus: 126 Millville Road, Mendon, MA

I hereby state under the penalties of perjury that Judith A. Hinckley was unmarried at the time of her death and that the property conveyed herein was not the owner-occupied principal residence of the spouse or former spouse of Judith A. Hinckley, and that there are no other persons entitled to any benefits of an existing estate of Homestead.

Being the same premises described in a deed from Judith A. Hinckley individually and as Trustee of the Judith A. Hinckley Realty Trust dated February 9, 2007 and recorded with the Worcester County Registry of Deeds in Book 40656, Page 369. See also estate tax affidavit recorded herewith.


Witness my hand and seal this 10th day of April, 2025.


Michael Budrow, Personal Representative
Estate of Judith A. Hinckley

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this 10th day of April, 2025, before me, the undersigned notary public, personally appeared Michael Budrow, Personal Representative, who proved to me through satisfactory evidence of identification, was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, or personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, as his free act and deed.


Britta E. Cahoon, Notary Public
My commission expires: 11/13/2031

