

Worcester South District Registry of Deeds Electronically Recorded Document

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

Recording Information

Document Number	: 7850
Document Type	: DEED
Recorded Date	: January 29, 2015
Recorded Time	: 02:57:29 PM
Recorded Book and Page	: 53314 / 286
Number of Pages(including cover sheet)	: 3
Receipt Number	: 846868
Recording Fee (including excise)	: \$1,265.00

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 01/29/2015 02:57 PM
Ctrl# 138788 01784 Doc# 00007850
Fee: \$1,140.00 Cons: \$250,000.00

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

QUITCLAIM DEED

I, Ralph F. Archambault, surviving spouse, of Malvern, Pennsylvania

For consideration of TWO HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$250,000.00) PAID

Grant to William S. Baxter, Jr. and Cheryl L. Baxter, Husband and Wife, as Tenants by the Entirety, of 41 Bellingham Street, Mendon, Massachusetts

with Quitclaim Covenants

A certain parcel of land together with the buildings thereon located on the southwesterly side of Bellingham Road, a public way in the Town of Mendon, County of Worcester, Massachusetts, said parcel of land being shown as Lot 1 on a plan of land entitled, "Plan of Land in Mendon, Mass., Property of Joseph Rosenfeld, Scale 1" = 40', June 11, 1973, Guerriere & Halnon, Inc., Engineering and Land Surveying, 85 south Bow Street, Milford, Mass., offices in Millis and Milford, Mass.", said plan filed in Worcester District Registry of Deeds, Plan Book 382, Plan 97, and bounded and described as follows:

Beginning at a fieldstone bound found on the southwesterly side of Bellingham Road, located at the northeasterly corner of Lot 1, as shown on said plan;

Thence South 55° 33' 05" West, bounded by land of Joseph L. Edelstein and James S. Ferrucci, 423.96 feet to a triple 12" maple, as shown on said plan;

Thence North 17° 20' 57" E., bounded by other land of grantors, 169,.90 feet;

Thence North 46° 23' 06" East, bounded by Lot 2, 270.00 feet;

Thence South 43° 36' 54" East, bounded by said Bellingham Road 150.00 feet.

The Grantor hereby releases all rights of homestead and states that no other person is entitled to any benefits of an existing estate of homestead.

Sandra F. Archambault died on November 2, 2014.

Locus: 41 Bellingham Street, Mendon, MA

For title see deed recorded in the Worcester District Registry of Deeds in Book 6891, Page 399.

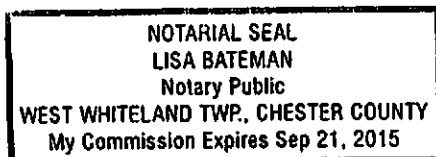
Witness my hand and seal this 22nd day of January, 2015.


Ralph F. Archambault

COMMONWEALTH OF PENNSYLVANIA

On this 22nd day of January, 2015 before me, the undersigned notary public, personally appeared Ralph F. Archambault and acknowledged the foregoing instrument to be his free act and deed, and provided to me through satisfactory evidence of identification, which was a Driver's License to be the person whose name is signed on the preceding or attached document in my presence and for its stated purpose.





Notary Public

My Commission Expires: September 21, 2015

ATTEST: WORC Anthony J. Vigliotti, Register