

Worcester South District Registry of Deeds Electronically Recorded Document

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Recording Information

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Recording Fee (including excise) : \$2,708.60

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 12/20/2024 11:16 AM
Ctrl# 266010 27448 Doc# 00106488
Fee: \$2,553.60 Cons: \$560,000.00

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

Property Address: 6 Elm Street, Mendon, MA 01756

Quitclaim Deed

We, **David W. Rich** and **Jolena L. Rich**, a married couple, Mendon, Massachusetts, for consideration paid and in full consideration of **FIVE HUNDRED SIXTY THOUSAND AND 00/100 (\$560,000.00) DOLLARS** GRANT TO **Terrence Moore and Barbara Moore**, as husband and wife, tenants by the entirety now of 6 Elm Street, Mendon, MA 01756

With ***QUITCLAIM COVENANTS***

The land in the Town of Mendon, Worcester County, Massachusetts being shown as "AREA" on a plan of land entitled "Plan of land located on Elm Street Mendon, Mass. owned by First Baptist Church" by Land Planning Engineering & Survey, 167 Hartford Avenue, Bellingham, MA, dated June 27, 1994, recorded with the Worcester District Registry of Deeds in Plan Book 683, Plan 5 and being further described as follows:

BEGINNING at the southwesterly corner of the granted premises at said Elm Street at land now or formerly of one Brown;

THENCE N. 86° E. 9 rods, 22 links to a corner;

THENCE N. 14 ½° W. by land now or formerly of one Marlow, 4 rods;

THENCE N. 61 ½° E. by said Marlow land 5 ½ links to a corner;

THENCE 20 ½° W. by land now or formerly of one Moores, 3 rods, 16 links to a point;

THENCE N. 21 ½° W. partly by land now or formerly of one Creasia, and partly by land now or formerly of the First Baptist Church in Mendon, 5 rods, 20 links to a corner;

THENCE S. 67 ¼° by land now or formerly of one Shattuck, 8 rods, 2 links to said Elm Street;

THENCE southerly by said Elm Street, 2 rods, 11 links to a point;

THENCE continuing by said Elm Street, 6 rods, 24 links to the place of beginning.

EXCEPTING from the above-described parcel that portion thereof conveyed by James A.E. Brown to Berbert E. Whiting by deed dated May 14, 1916 and recorded with the Worcester


District Registry of Deeds in Book 2192, Page 420, and being a strip of land 6 feet, 6 inches in width adjoining the northerly boundary of the above-described premises and extending northeasterly from said Elm Street to land now or formerly of the First Baptist Church in Mendon.

Being the same premises conveyed to the Grantors by deed dated June 4, 2003 recorded in the Worcester District Registry of Deeds in Book 30317, Page 329.

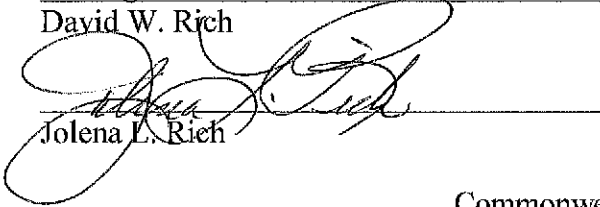
The Grantors named herein, voluntarily releases all of rights of homestead, if any, as set forth in M.G.L Chapter 188 and state under the pains and penalties of perjury that there is no other person or persons entitled to any homestead rights other than those executing this deed.

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Executed as a sealed instrument this 10th day of December, 2024.



David W. Rich



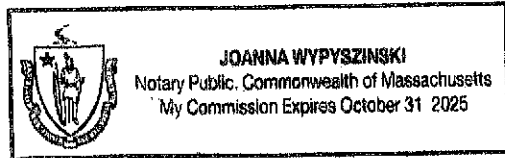
Jolena L. Rich

Commonwealth of Massachusetts

Worcester, ss.

On this 10th day of December, 2024 before me, the undersigned notary public, personally appeared David W. Rich and Jolena L. Rich, the above-named and proved to me through satisfactory evidence of identification being drivers' licenses, to be the persons whose names are signed on this document, and acknowledged to me that they signed it voluntarily for its stated purpose and that the foregoing instrument is their free act and deed.


Notary Public:
My Commission Expires:



ATTEST: WORC Kathryn A. Toomey, Register