



2019 00082680

Bk: 60897 Pg: 69

Page: 1 of 2 08/19/2019 10:35 AM WD

2 Pages

Return to: Benson Law Group
16 Chestnut Street, Suite 130
Foxborough, MA 02035

MASSACHUSETTS QUITCLAIM DEED

We, Thomas J. Bennard and Cheryl Bennard aka Cheryl J. Bennard, husband and wife, as tenants by the entirety, of 24 Park Street, Mendon, Worcester County, Massachusetts, for the consideration of One Dollar (\$1.00) grant to Thomas J. Bennard, Trustee and Cheryl Bennard, Trustee, under the Bennard Revocable Trust u/a dated APR 10 2019, and any amendments thereto, an unrecorded Trust, for which a Certificate of Trust is recorded herewith* and said Trustees for notice purposes being of 24 Park Street, Mendon, Worcester County, Massachusetts

X in Book 60897, Page 67,

with *quitclaim* covenants

The land known and numbered as Lot 24 Park Street, Mendon, Worcester County, Massachusetts, as shown on a plan of land recorded as Plan 70 in Plan Book 710 in the Worcester County Registry of Deeds.

Said premises are conveyed subject to a right to maintain poles and wires across the granted premises are recited in the deed of Elizabeth O. Wood to Henry W. Gaskill et al, recorded in said registry in Book 2319 at Page 454.

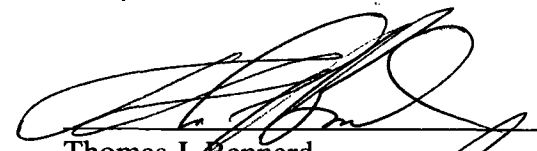
Said premises are hereby conveyed subject to an easement granted to the Worcester County Electric Company and New England Telephone and Telegraph Company recorded in said registry in Book 3681 at Page 481.

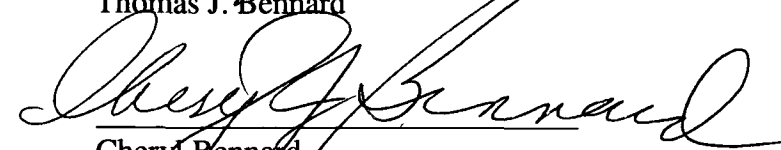
The consideration for this transfer being One Dollar (\$1.00), no transfer stamps need to be attached.

For Grantors' title, see Deed recorded with the Worcester Registry of Deeds in Book 20427, Page 313.

Property Located at 24 Park Street, Mendon, Massachusetts 01756

Witness our hands and seals this 10 day of April, 2019.


Thomas J. Bennard

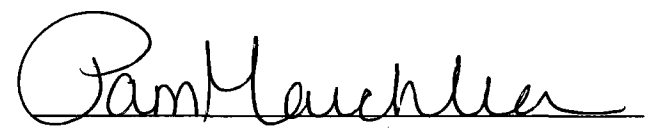

Cheryl Bennard

COMMONWEALTH OF MASSACHUSETTS

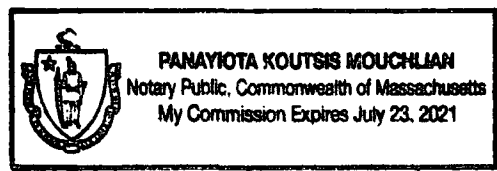
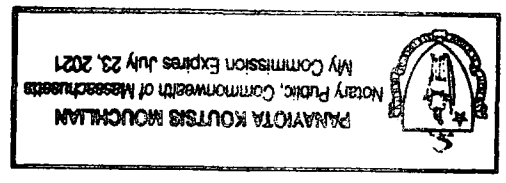
Norfolk, ss.

April 10, 2019

On the above date, before me, the undersigned notary public, personally appeared Thomas J. Bennard and Cheryl Bennard, proved to me through satisfactory evidence of identification which was Drivers Licenses, to be the people whose names are signed on the preceding or attached document, and acknowledged to me their signatures on the foregoing instrument to be their free and voluntary act.


Panayiota Mouchlian, Notary Public

My Commission Expires: 7/23/21



CB