

Worcester South District Registry of Deeds Electronically Recorded Document

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Recording Information

Document Number	: 53429
Document Type	: DEED
Recorded Date	: April 16, 2021
Recorded Time	: 03:23:58 PM
Recorded Book and Page	: 64961 / 319
Number of Pages(including cover sheet)	: 3
Receipt Number	: 1332397
Recording Fee (including excise)	: \$1,409.00

 MASSACHUSETTS EXCISE TAX
 Worcester District ROD #20 001
 Date: 04/16/2021 03:23 PM
 Ctrl# 222090 00525 Doc# 00053429
 Fee: \$1,254.00 Cons: \$275,000.00

Worcester South District Registry of Deeds
 Kathryn A. Toomey, Register
 90 Front St
 Worcester, MA 01608
 (508) 798-7717

Massachusetts Quitclaim Deed

We, Eric Simpson and Michelle Chastenay-Simpson, Husband and Wife, of Mendon, MA 01756, in consideration of **Two Hundred Seventy-Five Thousand and 00/100** Dollars (\$275,000.00) **GRANT TO** Tracy E. McEnaney and Patrick M. McEnaney, Husband and Wife, Tenants by the Entirety, of 7 Warfield Road, Mendon, Massachusetts

With **QUITCLAIM COVENANTS**, *the following property in Worcester County, Massachusetts*

The land in Mendon, with the buildings thereon, situated on the easterly side of Park Street, bounded and described as follows:

Beginning at the most westerly corner of the premises herein described on the easterly side of said street, which points of beginning is 447 feet, more or less, northerly from land now or formerly of one Daniels;

thence N. 17 Degrees 35' E. with said Park Street, 115.38 feet to corner of walls;
 thence S. 59 Degrees 43' E. with stone wall, 179.45 feet to a drill hole in wall;
 thence S. 34 Degrees 40' W., 88.84 feet to a stake;
 thence N. 55 Degrees 20' W., 62.14 feet to a stake;
 thence S. 34 Degrees 40' W., 35.07 feet to a stake;
 thence N. 55 Degrees 20' W., 82.71 feet to stake at the point of beginning; the last five (5) courses bounding on land of George A. Daige et ux;

Subject to reservations to George A. Daige et ux, their heirs and assigns the right to use and maintain underground drain from a point approximately 30 feet southerly from said drill hole in wall at the most easterly corner of the described premises and extending to said Park Street approximately 180 feet and terminating at a point approximately 10 feet southerly of said corner of walls with the right to repair and replace said underground drain.

By executing this deed, Grantors hereby release any right, title or claim to any homestead rights in the premises and certifies there are no other persons entitled to homestead rights in the premises.

This conveyance is made subject to and with the benefit of restrictions and easements of record so far as now in force and applicable.

Meaning and intending to convey the same premises deeded to us by Deed dated July 31, 2003 and recorded with the Worcester South Registry of Deeds at Book 31057, Page 69.

Property Address: 32 Park Street, Mendon, MA 01756

Executed as a sealed instrument this 30th day of November, 2020.

Eric Simpson
Eric Simpson

Michelle Chastenay-Simpson
Michelle Chastenay-Simpson


Commonwealth of Massachusetts

Worcester, ss.

On this 30 day of Nov, 2020, before me, the undersigned notary public, personally appeared Eric Simpson and Michelle Chastenay-Simpson, the above-named persons who proved to me through satisfactory evidence of identification being Made, to be the person whose name is signed on this document, and acknowledged to me that he/she signed it voluntarily for its stated purpose and that the foregoing instrument is his/her free act and deed.

[Signature]

Notary Public:
My Commission Expires:

 **ANDREW M. RUBENSTEIN**
Notary Public
Commonwealth of Massachusetts
My Commission Expires
May 28, 2021