

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: 05/08/2017 12:49 PM
 Ctrl# 167543 28585 Doc# 00046190
 Fee: \$1,824.00 Cons: \$400,000.00

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

Quitclaim Deed

We, **GLENN A. LARSON and ELAINE M. LARSON**, being married, of 21 Uxbridge Road, Mendon, County of Worcester, Commonwealth of Massachusetts

Property Address: 21 Uxbridge Road, Mendon, MA 01756

For full consideration paid of **FOUR HUNDRED THOUSAND and 00/100 (\$400,000.00) DOLLARS**

Grant to **RONALD A. BETHEL, TRUSTEE OF BFPH REALTY TRUST**, an unrecorded trust under Declaration of Trust dated May 8, 2017, created pursuant to M.G.L. c.184, §35, as evidence by certificate of trust recorded with the Worcester Registry of Deeds herewith, of 15-19 Uxbridge Road, Mendon, County of Worcester, Commonwealth of Massachusetts

With Quitclaim Covenants

A certain parcel of land, with the buildings thereon, situated on the Northerly side of the road formerly known as the Boston and Hartford Turnpike, in Mendon, County of Worcester, Commonwealth of Massachusetts, and now called Uxbridge Road, and being shown on a Plan of Land entitled, "Land in Mendon, Mass., Deeded by William J. Hazard to Lyman E. Hazard Scale 1" = 60' July 30, 1951, Plan & Survey by Arthur H. Fitzgerald," recorded with said Deeds on December 14, 1951, in Plan Book 178, Plan 80, and bounded and described on said Plan as follows:

Return to:
CONSIGLI AND BRUCATO, PC
189 Main Street, P.O. Box 170
Milford, MA 01757

On the Southerly side by said Uxbridge Road, 179.18 feet;

On the Easterly side by land now or formerly of Herbert H. Mathewson, et ux, 517.51 feet;

On the Northerly side by remaining land now or formerly of William J. Hazard, 70.65 feet; and

On the Northwesterly side by remaining land now or formerly of William J. Hazard, 564.86 feet.

This conveyance is made subject to and with the benefit of a Notice of Decisions by the Board of Appeals of the Town of Mendon recorded with said Deeds on January 31, 1986 in Book 9210, page 379, and dated October 1, 1998 in Book 20486, Page 243.

We, **GLENN A. LARSON and ELAINE M. LARSON**, being married, hereby waive and release any and all Rights of Homestead that we may have in the above-described property and hereby state and certify that no other person is entitled to the protection of the Homestead Act on this Property.

Meaning and intending to convey and hereby conveying the same and all the same Premises as were conveyed to Grantors herein by Deed of Lyman E. Hazard and Jennie M. Hazard dated November 15, 1982 and recorded with said Deeds on November 16, 1982 in Book 7602, Page 127.

{SIGNATURES AND NOTARIZATION ON FOLLOWING PAGE}

EXECUTED AS A SEALED INSTRUMENT UNDER THE PAINS AND PENALTIES OF PERJURY THIS 28th DAY OF APRIL, 2017.

Glenn A. Larson
GLENN A. LARSON

Elaine M. Larson
ELAINE M. LARSON

Commonwealth of Massachusetts

Worcester, ss

On this 28th day of **April, 2017**, before me, the undersigned Notary Public, personally appeared **GLENN A. LARSON and ELAINE M. LARSON** and proved to me through satisfactory evidence of identification, which were Commonwealth of Massachusetts driver's license photo identifications, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose, and that the statements made herein are true and accurate to the best of their knowledge and belief.

Aldo B. Consigli, Jr.

ALDO B. CONSIGLI, JR.
Notary Public
My commission expires: **10-01-2021**

