

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: 03/02/2023 10:56 AM
 Ctrl# 247373 29856 Doc# 00017191
 Fee: \$1,596.00 Cons: \$350,000.00

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

Quitclaim Deed

I, **Francis J. Cheschi**, unmarried, of **Hopedale, MA** for consideration paid and in full consideration of **Three Hundred Fifty Thousand and 00/100 (\$350,000.00) Dollars** grant to **Bruce Clifton, as Trustee of the Bruce Clifton Living Trust, u/d/t dated February 27, 2023, as evidenced by Trustee's Certificate recorded herewith, of 54 George Street, Mendon, MA 01256**

with *QUITCLAIM COVENANTS*

PARCEL ONE

The land in said Mendon, Worcester County, Massachusetts, together with the buildings thereon, situated on the southerly side of Uxbridge Road, a Massachusetts State Highway, to bounded and described as follows:

Beginning at the northeasterly corner of the premises herein described on the southerly line of said Uxbridge Road, said line being the 1950 relocation line, at an iron pin driven in the ground at the northwesterly corner of land now or formerly of Gerrit Folkerts et ux;

THENCE S. 19° 45' E. with said Folkerts et ux., land 116.20 feet to drill hole in stone wall;

THENCE S. 75° 15' W. with stone wall and land now or formerly of one Irons, 125 feet to drill hole in stone wall;

THENCE N. 19° 58' W. by land now or formerly of Henry J. Bennett, et ux, 101.07 feet to stake at said relocation line of said road;

THENCE N. 67° 17' E. with said line of said Road, 125 feet to the point of beginning.

Containing 13,550 square feet, more or less.

PARCEL TWO

The land in Mendon, Worcester County, Massachusetts (Route 16), shown as Lot #2 on a plan entitled "Survey of Land in Mendon, Mass. For Francis A. Irons et ux. dated July 29, 1983," filed with Worcester District Registry of Deeds, Plan Book 509, Plan 117, bounded and described as follows:

PROPERTY ADDRESS: 132 Uxbridge Road, Mendon, MA 01756

Beginning at the northeasterly corner of the lot hereby described on the westerly line of Lot #1 on said plan;

- thence: S. 65° 47' 08" W, by Lot #4 on said plan 217.83 feet to a point;
- thence: N. 24° 29' 03" W. partly by said Lot #4 and partly by Lot #3 on said plan, 110.00 feet to an iron pin as shown on said plan;
- thence: N. 28° 34' 22" W. 100.00 feet to a point at a wall at grantees' other land;
- thence: N. 65° 29' 15" E. by grantees' other land and along said wall, 124.95 feet to a drill hole in said wall;
- thence: N. 66° 23' 15" E. along said wall, 55.02 feet to a drill hole in said wall;
- thence: N. 66° 31' 42" E. still along said wall, 30.03 feet to a point at Lot #1 on said plan; the last two (2) courses being by land now or formerly of Rogers as shown on said plan;
- thence: S. 28° 34' 22" E, 210.00 feet by said Lot #1 to the point of beginning.

Containing 1.022 acres, more or less, according to said plan.

Grantor hereby waives any and all homestead rights he has or may have had in the property described above and conveyed herein as set forth in M.G.L. Chapter 188. Grantor also hereby acknowledges that no other persons are entitled to any benefits of an existing Estate of Homestead.

Being the same premises conveyed by deed recorded on **June 7, 2017** in the **Worcester** District Registry of Deeds in **Book 57226, Page 330.**

Executed as a sealed instrument this 27 day of Feb, 2023.

Francis J Cheschi
Francis J Cheschi

STATE/ COMMONWEALTH OF Mass

Worcester County, ss.

On this 27 day of Feb, 2023, before me, the undersigned notary public, personally appeared, **Francis J Cheschi**, who proved to me through satisfactory evidence of identification, which was Driver's License; State ID; Passport; Other Government Issued ID; Other, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me, under the penalties of perjury, that the contents of said document are truthful and accurate, to the best of his knowledge and belief, and that he signed it voluntarily for its stated purpose.



[Signature]
Notary Public
My Commission Expires 11-30-2023