

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: 03/30/2015 02:13 PM
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Fee: \$998.64 Cons: \$219,000.00

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

QUITCLAIM DEED

We, Tiphonie A. Gelinis f/k/a Tiphonie A. Miller and Pierre L. Gelinis of Mendon, Massachusetts Worcester County, Massachusetts,

in Consideration of Two Hundred Nineteen Thousand and 00/100 (\$219,000.00)

Grant to Daniel Fahey and Katrina Thompson, Joint Tenants with rights of survivorship, of 136 Uxbridge Road, Mendon, Worcester County, Massachusetts more particularly described as follows:

Property Address: 136 Uxbridge Road, Mendon, MA

WITH QUITCLAIM COVENANTS:

The two parcels of land in Mendon, Worcester County, Massachusetts located on the southerly side of Uxbridge Road, a public way, and more particularly described as follows:

PARCEL ONE

The land together with the buildings thereon, in Mendon, Worcester County Massachusetts situated on the southerly side of Uxbridge Road, a Massachusetts State Highway and being more particularly described as lot #1-A on a plan of land entitled "Plan of land in Mendon, Mass., Section Two of Land owned by Henry J. Bennett, et ux, dated November 1956, Milton C. Taft, C.E.", recorded with the Worcester District Registry of Deeds Plan Book 221, Plan 10.

PARCEL TWO

The land in the Town of Mendon on the southerly side of Uxbridge Road, also known as (Mass Rte, 16) and more particularly described as Parcel "A" on plan of land entitled "Land of Arthur L. Clark and Marjorie A. Clark to be conveyed to John W. Austin and Olivine B. Austin, Mendon, Mass. Dated October 26, 1983, Scale 1"=20' drawn by John R. Andrews III" and recorded with the Worcester District Registry of Deed Plan Book 515, Plan 47.

Both parcels being the same premises conveyed to the Grantor by deed dated July 14, 2006 and recorded in the Worcester District Registry of Deeds in Book 39469, Page 64.

I/We, hereby release any all right of Homestead to the property located at **136 Uxbridge Road, Mendon, Worcester County**, Massachusetts and state that no other person is entitled to home-stead protection in said premises.

136 Uxbridge Rd. Mendon, MA 01956

Witness my hand and seal this 27th day of March, 2015.

Tiphani Gelinas
Tiphanie A. Gelinas
f/k/a Tiphanie A. Miller

Pierre L. Gelinas
Pierre L. Gelinas

Commonwealth of Massachusetts

Worcester, ss

March 27, 2015

On this 27th day of March, 2015, before me, the undersigned notary public, personally appeared Tiphanie A. Gelinas and Pierre L. Gelinas to me through satisfactory evidence of identification, which was Massachusetts License, to be the person whose name is signed on the preceding or attached document and acknowledged to me that she signed it voluntarily for its stated purposes.

Amy B. Cross

Notary Public
My Commission Expires:



AMY B. CROSS
Notary Public
Commonwealth of Massachusetts
My Commission Expires Oct. 8, 2015

ATTEST: WORC Anthony J. Vigliotti, Register