

Worcester South District Registry of Deeds Electronically Recorded Document

This is the first page of the document – Do not remove

Recording Information

Document Number	: 30455
Document Type	: DEED
Recorded Date	: April 21, 2023
Recorded Time	: 11:26:46 AM
Recorded Book and Page	: 69045 / 186
Number of Pages(including cover sheet)	: 4
Receipt Number	: 1509687
Recording Fee (including excise)	: \$1,698.56

 MASSACHUSETTS EXCISE TAX
 Worcester District ROD #20 001
 Date: 04/21/2023 11:26 AM
 Ctrl# 248501 29894 Doc# 00030455
 Fee: \$1,543.56 Cons: \$338,200.00

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

3

Quitclaim Deed

I, Barbara A. Van Pelt, an unmarried woman, of Westborough, MA,
in consideration of THREE HUNDRED THIRTY-EIGHT THOUSAND TWO HUNDRED
AND 00/100 (\$338,200.00)

**GRANT TO Joshua M. Painter, individually, now of 1 Western Circle Ave, Mendon, MA
With *QUITCLAIM COVENANTS***

the land in Mendon, Worcester County, Massachusetts, together with the buildings and
improvements thereon, situated on the Northwesterly side of Western Circle Avenue in Mendon,
Worcester County, Massachusetts, a street off of the westerly side of North Avenue, bounded
and described as follows:

BEGINNING at a point on the northwesterly side of said Western Circle Avenue S. 62 30' W.
116 feet westerly from the westerly side of said North Avenue;

THENCE N. 27 30' W., 68 feet along the land now or formerly of James W. Hutchinson, et ux,
to a point at land now or formerly of Randeau;

THENCE southwesterly 55 feet to a point;

THENCE northwesterly 44 feet, more or less, to a stone wall at land now or formerly of Frank
M. Aldrich;

THENCE southwesterly along said stone wall, 104 feet to land now or formerly of William H.
Casey;

THENCE southeasterly by said Casey land, 108 feet to the northwesterly side of West Circle
Ave;

THENCE northeasterly 54 feet to a point;

THENCE easterly 6 feet to a point; and

THENCE easterly 55 feet to the place of beginning, the last three (3) courses being by the
northwesterly side of said Western Circle Avenue.

State Property Address: 1 Western Circle Ave, Mendon, MA 01756

Said premises are conveyed together with the right to pass and repass with vehicles or otherwise northeasterly from the granted premises over said Western Circle Avenue, 40 feet wide and 231 feet long to said North Avenue. See plan of land filed with the Worcester County (Worcester District) Registry of Deeds in Plan Book 201, Plan 73.

For Grantor's Title, see deed dated 12/11/2020 and recorded in the Worcester County Registry of Deeds at Book 64021, Page 171.

The above Grantor hereby releases and relinquishes any and all rights of homestead that may have been acquired in said property and further state under the pains and penalties of perjury that no other persons are entitled to claim any rights of homestead in the property whether created by operation of law or by declaration under M.G.L.c 188.

Executed as a sealed instrument this 17 day of April, 2023.

Barbara A. Van Pelt
Barbara A. Van Pelt

Commonwealth of Massachusetts

Bristol, ss.

On 17 day of April, 2023, before me, the undersigned notary public, personally appeared Barbara A. Van Pelt, the above-named and proved to me through satisfactory evidence of identification, to be the person whose name is signed on this document, and acknowledged to me that she signed it voluntarily for its stated purpose and that the foregoing instrument is her free act and deed.



Armine Dallakyan
Notary Public: Armine DALLAKYAN
My Commission Expires: July 8, 2027