

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: 04/09/2024 03:39 PM
 Ctrl# Doc# 00025820
 Fee: \$.00 Cons: \$1.00

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

QUITCLAIM DEED

I, Susan E. Boudreau, of 35 Hopedale Street, Mendon, Worcester County, Massachusetts, for full consideration paid of

**One and no/100 Dollars
(\$1.00)**

Grant to Susan E. Boudreau, Trustee of the Susan E. Boudreau Trust u/d/t 4-5-24, as evidenced by Certificate of Trust filed with the Worcester Registry of Deeds herewith, of 35 Hopedale Street, Mendon, Worcester County, Massachusetts,

with *quitclaim covenants*

The land in Mendon, Worcester County, Massachusetts, together with the buildings thereon, situated on the southeasterly side of Hopedale Street, bounded and described as follows:

Beginning at a point in the southeasterly line of said street, which point is 516.18 feet S. 46° 21' 10" W., of the intersection of the southeasterly line of said street and the Hopedale Mendon Town Line; thence

S. 43° 28' 50" E 150.00 feet to a point; thence

Southwesterly 215.00 feet to a point; thence

Northwesterly 150.00 feet to a point in the southeasterly line of said street, the last three courses bounding on land now or formerly of one Rossacci; thence

Northeasterly by the southeasterly line of street 185.00 feet, more or less, to the point of beginning.

Subject to an easement of the Northeastern Gas Transmission Company by instrument dated September 23, 2953, recorded with Worcester District Registry of Deeds, Book

Property Address: 35 Hopedale Street, Mendon

3543, Page 83; subject also to an easement to Tennessee Gas Transmission Company by instrument recorded with said Deeds on November 15, 1965, Book 4619 Page 31 said easement being supplemental to the above mentioned easement to Northeastern Gas Transmission Company. Also subject to Amending Right of Way Agreement dated February 13, 1992, recorded with said Deeds in Book 14007, Page 85.

The Grantor declares under the pains and penalties of perjury that she is unmarried and hereby releases and terminates any and all estates of homestead in and to the property conveyed herein, whether created automatically pursuant to Massachusetts law or declaration and that no other person or entity has a right of Homestead in the premises.

Meaning and intending to convey and hereby conveying the same premises conveyed to the grantor by deed of Kevin A. Southland and Susan E. Boudreau a/k/a Susan B. Southland dated January 11, 2011 and recorded with the Worcester County Registry of Deeds in Book 47066, Page 352.

**TITLE NOT EXAMINED OR CERTIFIED.
SIGNATURE ON THE NEXT PAGE.**

Witness my hand and seal this 5 day of April, 2024.

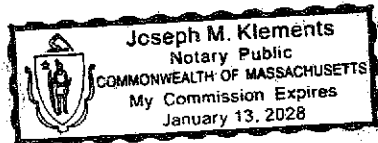
Susan E. Boudreau
Susan E. Boudreau

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss

On this 5 day of April, 2024, Susan E. Boudreau, personally appeared before me and acknowledged (i) that the contents of the document are truthful and accurate to the best of her knowledge and belief; and (ii) that she has signed the foregoing document voluntarily for its stated purpose, whose identity I determined by Massachusetts driver's license to be the person whose name is signed above.

Joseph M. Klements
, Notary Public
My commission expires:



ATTEST: WORC Kathryn A. Toomey, Register