

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: 05/01/2013 03:11 PM
Ctrl# 119993 01534 Doc# 00051779
Fee: \$506.16 Cons: \$111,000.00

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

QUITCLAIM DEED

WE, **JUDITH MABEY**, of 17404 Rocky Ford Road, Beaverdam, VA 23015, **SHARON E. CUTLER**, of 109 Hartford Avenue East, Mendon, MA 01756, and **JOSEPH F. ALBERTO**, of 5218 Baron Trace Lane, Katy, TX 77494

for consideration paid the sum of ONE HUNDRED ELEVEN THOUSAND and 00/100 DOLLARS (\$111,000.00),

grant to

DANA E. WALCOTT, of ~~R.R. 1, Union, VT 05482~~, now of 111 Hartford Avenue East, Mendon, MA 01756, Individually with **QUITCLAIM COVENANTS** the land in Mendon, Worcester County, Massachusetts, known and numbered as 111 Hartford Ave. East, Mendon and described as follows:

A certain tract or parcel of land, with the buildings thereon, situated on the southerly side of Hartford Avenue in Mendon, Worcester County, Massachusetts, being more particularly bounded and described as follows, to wit:

Beginning at a steel marker at the northwesterly corner of the granted premises at said Hartford Avenue and at land of one Cutler, formerly of one Dunbar,

THENCE N. 66° 06' 57" E. by said Hartford Avenue, 125.00 feet to a drill hole in a stone post;

THENCE S. 27° 32' 10" E. by Bicknell Cemetery, 108.50 feet to a concrete bound;

THENCE S. 15° 47' 42" E. by remaining land, 642.95 feet to a steel marker;

THENCE S. 69° 39' 31" W. by land now or formally of one Rosenfeld, formerly of one Bates, 90.40 feet to a steel marker;

THENCE N. 20° 06' 30" W. by said Cutler land, 740.86 feet to the steel marker at the point of beginning;

Containing 2.00 acres, more or less.

Said premises are shown as Parcel 1 on plan entitled Plan of Land in Mendon, Mass. Property of Elizabeth M. Wright dated March 20, 1968, by Schofield Brothers, Inc., Reg. Land Surveyors.

The signatories to this document and their spouses have never lived at the property or used it as their primary residence; therefore, do not have the benefit of a homestead estate.

PROPERTY ADDRESS: 111 Hartford Ave. East, Mendon, MA

Return to:
Robert D. Mabey, Esq.
P.O. Box 948
Springfield, VT 05742

For our title, see Deed of Clara C. Dunbar, individually and as executrix of the Estate of Harold R. Dunbar, Worcester County Probate Court Docket No. 87P-1335, dated June 25, 1987 and recorded on July 7, 1987 with the Worcester District Registry of Deeds, Book 10612, Page 132-134 and documents filed in Estate of Harold R. Dunbar, Worcester County Probate Court Docket No. 87P-1335.

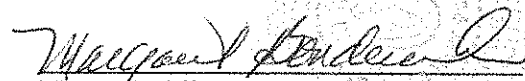
See also death certificate of Clara C. Dunbar recorded on January 31, 2013 with the Worcester District Registry of Deeds, Book 50381, Page 45.

WITNESS our hand and seal this 22nd day of April, 2013.


SHARON E. CUTLER

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF WORCESTER

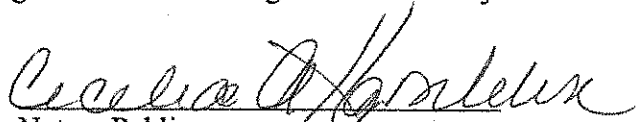
On this 22nd day of April, 2013, before me, the undersigned notary public, personally appeared SHARON E. CUTLER, proved to me through satisfactory evidence of identification, which was a valid driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.


Notary Public
My Commission Expires: March 7, 2014


JUDITH MABEY

COMMONWEALTH OF VIRGINIA
COUNTY OF Henrico

On this 20th day of April, 2013, before me, the undersigned notary public, personally appeared JUDITH MABEY, proved to me through satisfactory evidence of identification, which was a valid driver's 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 purpose.

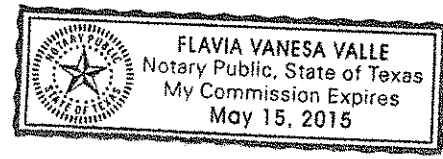

Notary Public
My Commission Expires: 4/30/2014

CECELIA A. HAMBLIN
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES APRIL 30, 2014
COMMISSION # 333845

Joseph F. Alberto
JOSEPH F. ALBERTO

STATE OF TEXAS
COUNTY OF Fort Bend

On this 19 day of April, 2013, before me, the undersigned notary public, personally appeared JOSEPH F. ALBERTO, proved to me through satisfactory evidence of identification, which was a valid driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



Flavia Vanesa Valle
Notary Public
My Commission Expires: