

Worcester South District Registry of Deeds Electronically Recorded Document

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MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
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Worcester South District Registry of Deeds
Kathryn A. Toomey, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

QUITCLAIM DEED

We, **Malcolm L. Whitman** and **Patricia H. Whitman**, husband and wife, both of Mendon, Worcester County, Massachusetts

For consideration paid and in full consideration of less than ONE HUNDRED DOLLARS (\$100.00)

Grant a life estate to **Malcolm L. Whitman** and **Patricia H. Whitman**, husband and wife as tenants by the entirety of 56 George Street, Mendon, Massachusetts 01767, with a remainder interest to **Meredith BonTempo** of 71 Congress Street, Milford, Massachusetts 01757, **Melissa Rickert** of 4516 North Slope Circle, Marietta, Georgia 30066, **Joanne Whitman** of 26 Metcalf Avenue, Milford, Massachusetts 01757, **David Iacovelli** of 9 Taft Circle, Hopedale, Massachusetts 01747 and **Laura Molfetas** of 7 Jackson Street, Hopkinton, Massachusetts 01748 all as joint tenants and not as tenants in common

WITH *QUITCLAIM* COVENANTS

PARCEL I

The land together with the building thereon located in Mendon, Worcester County, Massachusetts and which is more particularly bounded and described as follows:

- Beginning at a drill hole on the northerly side of George Street at remaining land of Arthur V. Pond et al;
- Thence North 27° 27' West one hundred fifty-eight and thirty-two hundredths (158.32) feet to a stake at other land of Arthur V. Pond et al;
- Thence North 43° 50' East seventy-two and twelve hundredths (72.12) feet to a stake at other land of Arthur V. Pond et al;
- Thence South 37° 30' East one hundred fifty-one and eighty-four hundredths (151.84) feet to a drill hole at said George Street;
- Thence South 43° 50' West along said George Street one hundred (100) feet to the point of beginning.

The above premises are shown on a plan of lots in Mendon, Mass., owned by Arthur V. Pond et al, dated June 7, 1949, and drawn by Arthur H. Fitzgerald C. E., in Book 242, Plan 61.

Property Address: 56 George Street, Mendon

PARCEL II

The land located on the northerly side of George Street in Mendon, Worcester County, Massachusetts and which is more particularly bounded and described as follows:

- Beginning at a drill hole on the wall at the southeasterly corner of other land of said Holt on said George Street;
- Thence North 37° 30' West by other land of said Holt one hundred fifty-one and eighty-four hundredths (151.84) feet to an iron pipe at remaining land of Arthur V. Pond et al, now or formerly;
- Thence North 43° 50' East by other land of Arthur V. Pond et al, now or formerly, seventy-two and twelve hundredths (72.12) feet to an iron pipe at other land of Arthur V. Pond et al, now or formerly;
- Thence South 46° 10' East by other land of Arthur V. Pond et al, now or formerly, one hundred fifty (150) feet to a drill hole on a wall at said George Street;
- Thence South 43° 50' West by said George Street ninety-five (95) feet to the point of beginning.

The above premises are set forth and shown as Lot #2 on "Plan of land owned by Arthur V. Pond et al, dated June 7, 1949, by Arthur H. Fitzgerald, C. E.", Plan Book 242, Page 61.

PARCEL III

A certain parcel of land located on the northwesterly side of George Street in Mendon, Worcester County, Massachusetts and being shown as Parcel I on a plan entitled "Plan of Land in Mendon, Mass., Property of Norman Lester Cox, Scale 30 feet to an inch, Date: December 10, 1977, Guerriere and Halnon, Inc., Engineering and Land Surveying, 326 West Street, Milford, Mass.", Recorded with Worcester District Deeds, Plan Book 447, Plan 32, and being more particularly Bounded and described as follows:

Beginning at an iron pipe at the northerly corner of the land of David T. & Mary L. Shanahan and the Westerly corner of land of Rudolph L. & Elnora B. Deiana, said pipe being N. 46° 09' 01" W. a distance of 149.95 feet from a drill hole in a stone wall in the northwesterly line of George Street.

- Thence S. 43° 50' 00" W., a distance of 145.65 feet along said Shanahan land and land of Norman Lester Cox to a point on a stone wall at land of said Cox;
- Thence N. 26° 52' 17" W., a distance of 11.73 feet along said stone wall to a drill hole;
- Thence N. 26° 30' 22" W., a distance of 366.76 feet along said stone wall to a drill hole at a wall corner at land of the Heirs of Roswell L. Florence E. Look, the previous two (2) courses bounding along said cox land;
- Thence N. 74° 37' 47" E., a distance of 132.08 feet along said Look land and particularly by a stone wall to an iron pipe at land of Rudolph L. Deiana and other land of said Cox; and

Thence S. 27° 56' 41" E., distance of 304.08 feet along said Deiana land to the point of beginning.

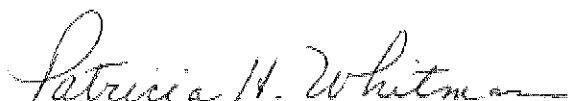
Containing 45,571 square feet, more or less, according to said plan.

Meaning and intending to convey the same premises conveyed by deed of David T. Shanahan dated February 28, 2006 and recorded in the Worcester County Registry of Deeds Book 38675, Page 19.

WITNESS my hand and seal this 28th day of September 2021.



Malcolm L. Whitman



Patricia H. Whitman

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

September 28, 2021

On this 28th day of September 2021 before me, the undersigned notary public, personally appeared **Malcolm L. Whitman** and **Patricia H. Whitman**, proved to me through satisfactory evidence of identification, which was photographic identifications, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



Notary Public: Francis X. Small

My Commission Expires: May 22, 2026