

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: 10/13/2022 09:58 AM
 Ctrl# 243534 18543 Doc# 00111296
 Fee: \$2,097.60 Cons: \$460,000.00

Worcester South District Registry of Deeds
 Kathryn A. Toomey, Register
 90 Front St
 Worcester, MA 01608
 (508) 798-7717

Quitclaim Deed

I, **SHIRLEY E. PHIPPS**, being unmarried, of, Mendon, Worcester County, Massachusetts, 01756

For consideration paid in full of **FOUR HUNDRED SIXTY THOUSAND AND 00/100 (\$460,000.00) DOLLARS**,

Grant to **CODY A. ALLARD and NICELLE N. ALLARD**, of 53 George Street, Mendon, Worcester County, Massachusetts, 01756

with *Quitclaim Covenants*

FIRST PARCEL

A certain tract or parcel of land, with the buildings thereon, situated on the easterly side of George Street in said Mendon and being the same and all the same premises as were conveyed to George W. Phipps by deed of Arthur V. Pond et alii, dated March 22, 1956 recorded with Worcester District Deeds, Book 3777, Page 173 and therein, bounded and described as follows, to wit:-

“Beginning at the northwesterly corner of the granted premises at a drill hole on wall at said George Street and remaining land of these grantors; THENCE S. 53° 00’ E. 303.65 feet by remaining land of these grantors to a stake at other land of these grantors; THENCE S. 36° 00’ W. 150 feet by other land of these grantors to a stake at other land of these grantors; THENCE N. 53° 00’ W. 300 feet in part by remaining land of these grantors and in part by land of one Crooker to a drill hole in wall at said George Street; THENCE N. 36° 00’ E. 150 feet, more or less, by said wall and said George Street to the point of beginning.

The aforementioned tract consists of an area of 45,000 square feet set forth on plan hereinafter mentioned.

The foregoing premises are shown and set forth on Plan of Land Deeded to George W. Phipps by Arthur V. Pond et al Mendon, Mass. G.L. Dalrymple, Surveyor February 15, 1956.”

Property Address: 53 George Street, Mendon, MA 01756

Said plan being filed with said Deeds, Plan Book 216, Plan 5.

SECOND PARCEL

A certain triangular tract or parcel of land, with the buildings thereon, situated on the easterly side of George Street in said Mendon and being the same and all the same premises as were conveyed to George W. Phipps by deed of Arthur V. Pond et alii dated June 14, 1960 recorded with Worcester District Deeds, Book 4195, Page 59, and therein bounded and described as follows, to wit:-

“Beginning at a drill hole in wall on said easterly side of George Street which point is the northwesterly corner of the other land of this grantee; thence N. 36°E. by said George Street 50 feet to an iron pin at other land of these grantors; thence S. 43° 01' E. 304.68 feet to a stake at other land of these grantors; thence N. 53° W. 300 feet by other land of this grantee to drill hole in wall at the place of beginning.

Meaning and intending to hereby convey a portion of the first parcel described in Deed of Louise F. Griffith to Arthur V. Pond, Anna H. Pond and Clara W. Pond, dated May 20, 1940, and recorded with Worcester District Deeds, Book 2775, Page 472.

The aforementioned parcel is shown and set forth on a plan of Land in Mendon Mass. deeded to George W. Phipps by Arthur V. Pond et al., April 28, 1960, P. MacNevin.”

Said plan being filed with said Deeds, Plan Book 255, Plan 123.

I, SHIRLEY E.PHIPPS being unmarried, hereby waive and release any and all Rights of Homestead that I may have in the above-described property and hereby state and certify under the pains and penalties of perjury that no other persons are entitled to the protection of the Homestead Act on this Property.

Being the same premises conveyed to me, by Deed of George W. Phipps by deed dated October 6, 1964 recorded in Worcester District Registry of Deeds in Book 4507, Page 427.

{SIGNATURES AND NOTARIZATIONS ON FOLLOWING PAGE}


EXECUTED AS A SEALED INSTRUMENT ON THIS 7th DAY OF
OCTOBER, 2022.


SHIRLEY E. PHIPPS

Commonwealth of Massachusetts

Worcester, ss.

On this 7th day of October 2022, before me, the undersigned Notary Public, personally appeared SHIRLEY E. PHIPPS and proved to me through satisfactory evidence of identification, which were MA Drivers' Licenses photo identification to be the persons whose names are signed on the preceding or attached documents, and acknowledged to me that they signed it voluntarily for its stated purpose, and made oath that the statements made herein are true and accurate to the best of their knowledge and belief.


ALDO B. CONSIGLI, JR.
Notary Public:
My commission expires: 9-15-2028

