



Prepared by and return to:
Peter H. Carney
Attorney at Law
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135 SE 5th Avenue Suite 202
Delray Beach, FL 33483
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File Number: **Guerin**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 5th day of August, 2022 between **Gary M. Storer, a married man** whose post office address is **498 Transit Street, Woonsocket, RI 02895**, grantor, and **Nancy Storer Guerin, a married woman** whose post office address is **52 Hartford Avenue East, Mendon, MA 01756**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Worcester County, Massachusetts** to-wit:

Beginning at the southeasterly corner thereof at a stake in the westerly line of Hartford Avenue at the northeasterly corner of land now or formerly of the Heirs of Lewis Gaskill; thence

NORTHWESTERLY by land of said Gaskill Heirs, 177.7 feet, more or less, to a stone wall and land now or formerly of the Heirs of Lewis Gaskill; thence

NORTHWESTERLY by land of said Cook Heirs and by a stone wall, 45.35 feet to an angle in said wall; thence continuing by said wall, 159.65 feet to a corner of walls at other land of said Cook Heirs; thence

SOUTHEASTERLY by other land of said Cook Heirs, by a stone wall, 120 feet, more or less, to a stake in the westerly line of Hartford Avenue; thence

SOUTHWESTERLY by Hartford Avenue, 202 feet to the Point of Beginning.

Being the same premises conveyed to Grantor by deed dated February 24, 2005 and recorded with the Worcester District Registry of Deeds in Book 35761, Page 365.

THIS TRANSFER OF PROPERTY IS PER THE MARITAL SETTLEMENT AGREEMENT BETWEEN FORMER SPOUSES DUE TO A DIVORCE.

THIS DEED WAS PREPARED WITHOUT A TITLE SEARCH OF THE PROPERTY.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to

52 Hartford Avenue East Mendon

said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2021**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Nancy (Storer) Guerin
Witness Name: Nancy (Storer) Guerin

Gary M. Storer (Sig.)
Gary M. Storer

Richard J. Guerin
Witness Name: Richard J. Guerin

State of Massachusetts
County of Worcester

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 8th day of September, 2022 by Gary M. Storer, who is personally known or has produced a driver's license as identification.

[Notary Seal]

Pamela Goodman
Notary Public
Printed Name: Pamela Goodman
My Commission Expires: 11/4/2027



PAMELA GOODMAN
Notary Public, Commonwealth of Massachusetts
My Commission Expires Nov. 4, 2027