



Bk: 58192 Pg: 56  
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MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 12/15/2017 01:01 PM  
Ctrl# 177223 32490 Doc# 00140432  
Fee: \$725.04 Cons: \$158,900.00

QUITCLAIM DEED

We, Gordon C. Merten and Denise J. Merten, being married to each other, of Mendon, Worcester County, Massachusetts,

for consideration paid and in full consideration of ONE HUNDRED FIFTY-EIGHT THOUSAND NINE HUNDRED and 00/100 (\$158,900.00) DOLLARS

grant to Stephen Duplessie, individually,  
of 20 Asylum Street, Milford, MA 01757

WITH QUITCLAIM COVENANTS

The land with the buildings thereon located at 151 Hartford Avenue East, Mendon, Worcester County, Massachusetts, situated on the southerly side of Hartford Avenue in said Mendon, bounded and described as follows:

BEGINNING at a cement bound at the northwest corner of the granted premise and in the southerly line of Hartford Avenue, said bound being the northeast corner of land now or formerly of one Warren;

THENCE S. 12° 36' E., bounding on said last mentioned land, 149 feet, more or less, to a cement bound at land now or formerly of Magliocca;

THENCE N. 69° 23' E., bounding on said last mentioned land, 45 feet to a stake at land now or formerly of one Houlihan; said line passing through a drill hole in a stone at the end of a stone wall;

THENCE N. 6° 57' W., and bounding on said land now or formerly of Houlihan, 131 feet, more or less, to a stake in the southerly line of Hartford Avenue;

THENCE N. 86° 57' W., along the southerly line of Hartford Avenue to the point of beginning.

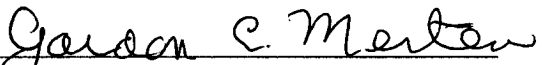
PROPERTY ADDRESS: 151 Hartford Avenue East, Mendon, Massachusetts

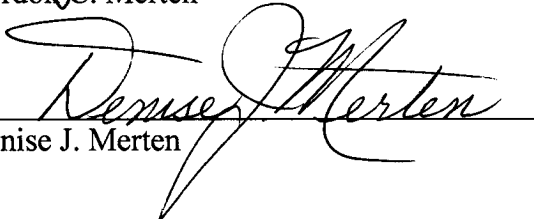
(2)

BEING the same premises conveyed to the grantors in that certain Deed dated September 14, 2001, recorded with the Worcester District Registry of Deeds in Book 24835, Page 115.

We, the Grantors named herein, do hereby voluntarily release all of our rights of homestead, if any, as set forth in M.G.L Chapter 188 and state under the pains and penalties of perjury that there is no other person or persons entitled to any homestead rights other than those executing this deed.

Witness our hands and seals this 1<sup>st</sup> day of December, 2017.

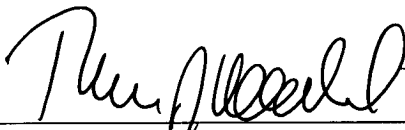
  
 \_\_\_\_\_  
 Gordon C. Merten

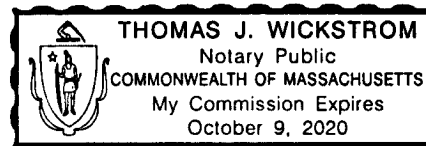
  
 \_\_\_\_\_  
 Denise J. Merten

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

On this 1<sup>st</sup> day of December, 2017, before me, the undersigned notary public, personally appeared Gordon C. Merten and Denise J. Merten, proved to me through satisfactory evidence of identification, which was a driver's license, 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.

  
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 Thomas J. Wickstrom, Notary Public  
 My Commission Expires: 10/09/2020



ATTEST: WORC. Anthony J. Vigliotti, Register