

Worcester South District Registry of Deeds Electronically Recorded Document

This is the first page of the document – Do not remove

Recording Information

Document Number	: 29587
Document Type	: DEED
Recorded Date	: March 30, 2018
Recorded Time	: 10:09:55 AM
Recorded Book and Page	: 58605 / 41
Number of Pages(including cover sheet)	: 3
Receipt Number	: 1065783
Recording Fee (including excise)	: \$125.00

 MASSACHUSETTS EXCISE TAX
 Worcester District ROD #20 001
 Date: 03/30/2018 10:09 AM
 Ctrl# Doc# 00029587
 Fee: \$.00 Cons: \$100.00

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

QUITCLAIM DEED

We, **Anthony J. Boudreau and Ann Boudreau (f/k/a Queenie Boudreau)**, husband and wife, both of Mendon, Worcester County, Commonwealth of Massachusetts

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

Grant to **Ann Boudreau** of 46 Washington Street, Mendon, Massachusetts 01756 individually

WITH QUITCLAIM COVENANTS

The land in Mendon, Worcester County, Massachusetts on the Southwesterly side of Washington Street and being shown as Lot 8 on the plan entitled "Land of Lotta Ames Mendon, Mass. Dec. 1, 1970 Scale 1" = 100' John R. Andrews Jr., Surveyor" being duly recorded with Worcester District Deeds, Plan Book 345, Plan 3 and being more particularly bounded and described as follows:

- NORTHEASTERLY by Washington Street, 282.80 feet;
- SOUTHEASTERLY by Lot 7, shown on said plan, 726.60 feet;
- SOUTHWESTERLY by a drainage ditch and land now or formerly of one Cook 511.21 feet;
- NORTHWESTERLY by Lot 9, shown on said plan, 211.50 feet;
- NORTHEASTERLY by land of Thomas Guerra, 230.00 feet; and
- NORTHWESTERLY by land of said Thomas Guerra, 475.00 feet.

Containing according to said plan, 246,600 square feet, more or less.

Meaning and intending to convey the same premises conveyed by deed dated January 30, 1971, recorded in the Worcester District Registry of Deeds Book 5094, Page 93.

Property Address: 46 Washington Street, Mendon

WITNESS our hands and seals this 28th day of March 2018.

Anthony J. Boudreau
Anthony J. Boudreau

Ann Boudreau
Ann Boudreau

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

March 28, 2018

On this 28th day of March 2018, before me, the undersigned notary public, personally appeared **Anthony J. Boudreau** and **Ann Boudreau**, proved to me through satisfactory evidence of identification, which was photographic identification, 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.

Francis X. Small
Notary Public: Francis X. Small
My Commission Expires: June 6, 2019

ATTEST: WORC Anthony J. Vigliotti, Register