



2018 00061190

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QUITCLAIM DEED

I, Stephen Duplessie, of Milford, Worcester County, Massachusetts,

for consideration paid and in full consideration of less than ONE HUNDRED and 00/100 (\$100.00) DOLLARS,

grant to 151 HARTFORD AVE. REALTY, LLC, 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;

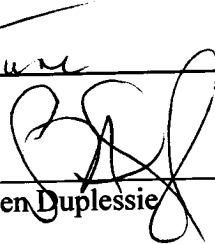
THENCE N. 86° 57' W., along the southerly line of Hartford Avenue to the point of beginning.

151 Hartford Avenue East, Mendon

Being the same premises conveyed to Grantor by deed of Gordon C. Merten and Denise J. Merten dated December 1, 2017, recorded with the Worcester District Registry of Deeds in Book 58192, Page 56.

The Grantor named herein, does hereby voluntarily release all of his 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.

Executed as a sealed instrument this 13TH day of June, 2018




Stephen Duplessie

COMMONWEALTH OF MASSACHUSETTS

Worcester County, SS

On this 13TH day of June, 2018, before me, the undersigned notary public, personally appeared Stephen Duplessie, 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.



Notary Public,
My Commission Expires: 12/4/2020

