

# Worcester South District Registry of Deeds Electronically Recorded Document

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

---

## Recording Information

Document Number : 126984  
Document Type : DEED  
Recorded Date : November 30, 2018  
Recorded Time : 01:17:55 PM  
  
Recorded Book and Page : 59758 / 322  
Number of Pages(including cover sheet) : 3  
Receipt Number : 1115268  
Recording Fee (including excise) : \$1,839.56

\*\*\*\*\*  
MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 11/30/2018 01:17 PM  
Ctrl# 190506 28740 Doc# 00126984  
Fee: \$1,714.56 Cons: \$376,000.00  
\*\*\*\*\*

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

## Quitclaim Deed

I, Ann Boudreau,

of 132 Farm St., Blackstone,

Worcester County, Massachusetts

in consideration of \$ 376,000.00 paid

grant to <sup>2</sup>Kerrin Siple and <sup>1</sup>Timothy McMaster as Joint Tenants, both

now of 46 Washington Street, Mendon, Worcester County, Massachusetts

with *quitclaim covenants*

the land in Mendon, Worcester County, Massachusetts as follows:

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.

Together with the right to use said right of way from Lake Shore Drive, and subject to foul waste water and garbage restrictions as set forth in deed recorded Book 3403, Page 199, subject also to pole and wire rights granted to Worcester Suburban Electric Co. in Book 3184, Page 383.

Being the same premises conveyed to this Grantor by deed of Anthony J. Boudreau et ux dated March 28, 2018 and recorded Worcester District Registry of Deeds Book 58605, Page 42.

Grantor does hereby state that she is married, but her spouse, Anthony J. Boudreau, does not occupy or intend to occupy the premises as his principal residence, and is therefore not entitled to claim the benefit of an existing estate of homestead in the premises and that there are no other persons entitled to claim any rights in Homestead to the conveyed premises and by executing this deed, Grantor waives any and all rights to Homestead that Grantor may have in the premises.

**PROPERTY ADDRESS: 46 Washington St., Mendon, Massachusetts**

**Executed as a sealed instrument this 27<sup>th</sup> day of November 2018**

Ann Boudreau  
Ann Boudreau

*Commonwealth of Massachusetts*

Worcester, ss.

November 27, 2018

**On this 27<sup>th</sup> day of November 2018, before me, the undersigned notary public, personally appeared Ann Boudreau, proved to me through satisfactory evidence of identification, which was her Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.**

*Before me,* William M. Ryan  
William M. Ryan - Notary Public  
My commission expires: January 25, 2024

ATTEST: WORC Anthony J. Vigliotti, Register