

# Worcester South District Registry of Deeds Electronically Recorded Document

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

---

## Recording Information

Document Number	: 97660
Document Type	: DEED
Recorded Date	: September 02, 2022
Recorded Time	: 03:12:39 PM
Recorded Book and Page	: 68171 / 171
Number of Pages(including cover sheet)	: 3
Receipt Number	: 1468301
Recording Fee (including excise)	: \$1,454.60

\*\*\*\*\*  
 MASSACHUSETTS EXCISE TAX  
 Worcester District ROD #20 001  
 Date: 09/02/2022 03:12 PM  
 Ctrl# 242214 27243 Doc# 00097660  
 Fee: \$1,299.60 Cons: \$285,000.00  
 \*\*\*\*\*

Worcester South District Registry of Deeds  
 Kathryn A. Toomey, Register  
 90 Front St  
 Worcester, MA 01608  
 (508) 798-7717

**FIDUCIARY DEED**

I, CHERILEE A. KELLY, Personal Representative of the Estate of JAMES R. CLAFLIN, Late of Mendon, Worcester County, Massachusetts, by power conferred by Worcester County Probate and Family Court, Docket #WO22P0974EA, License to Sell Real Estate, and every other power, (see also Estate of Maryann Claflin, Worcester County Probate and Family Court, Docket #WO20P3076EA) for consideration paid and in full consideration of two hundred eighty-five thousand (\$285,000.00) Dollars grant to HERBING LLC a Massachusetts Limited Liability Company having an address of 16 Norwich Street, Worcester, MA 01608

**With Quitclaim Covenants**

Three parcels of land, with the buildings thereon, situated in said Mendon on the northwesterly side of Washington Street and being bounded and described as follows:

BEGINNING at a point on said Washington Street two hundred twenty (220) feet Southeasterly from a stone wall at the Southwesterly corner of land now or formerly of one Ames;

THENCE running Northeasterly by said Ames land, two hundred thirty (230) feet to a stake. Said stake being distant one hundred seventy-five (175) feet Easterly from the stone wall along the Westerly line of said Ames land;

THENCE turning and running Southeasterly by said Ames land one hundred eighty (180) feet to a stake;

THENCE Southwesterly by other land now or formerly of said Ames, two hundred thirty (230) feet to Washington Street;

THENCE Northwesterly on Washington Street, two hundred feet to the point of beginning.

BEING the same premises conveyed to Wilfred J. Roy, Jr. et ux by Deed of Silas E. Ames et ux, dated March 30, 1965 recorded with said Deeds, Book 4558, Page 246. EXCEPTING from the above, Parcel C on plan 335-121 conveyed in Book 5030, Page 171.

Two triangular parcels of land situated in said Mendon, and being shown as Parcel A and Parcel B on Plan entitled "Plan of Land in Mendon, Mass. Scale 1"=40' November 25, 1969 Schofield Brothers Inc., Registered Land Surveyors" filed with Worcester District Deeds Plan Book 335, Plan 121, and bounded and described as follows:

From the office of:  
Attorney Stephen G. Abraham  
285 Main Street  
Worcester, MA 01608

Property: 47 Washington Street, Mendon, MA 01756

**PARCEL A**

Southwesterly by Lot 1, as shown on said plan, and land now or formerly of one Roy, 180.00 feet;

Northwesterly by land now or formerly of one Ames, 36.00 feet; and

Northeasterly by said Ames land, 172.01 feet.

Containing according to said plan, 3,073 square feet.

**PARCEL B**

Southwesterly by Washington Street, 25.00 feet;

Northwesterly by Lot 1, shown on said plan and said Roy land, 230.00 feet;

Southeasterly by Lot 2, shown on said plan being land now or formerly of said Ames, 226.15 feet.

Containing 2,813 square feet, according to said plan.

Parcels A and B being the same premises conveyed to us by Deed of Lotta L. Ames dated May 18, 1970 and recorded with said Deeds, Book 5030, Page 564.

All parties in interest in the above estate do hereby voluntarily release all rights of Homestead, if any, as set forth in M.G.L. Chapter 188 and state that there are no other persons entitled to Homestead rights.

BEING the same premises conveyed to James R. Claflin and Mary Ann Claflin by deed of Wilfred J. Roy, Jr. and Ruthann M. Roy dated July 13, 1973 and recorded in Worcester District Registry of Deeds in Book 5369, Page 445.

Witness my hand and seal this 2<sup>nd</sup> day September, 2022.

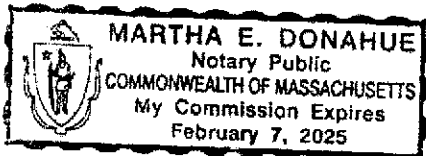
Cherilee A Kelly

CHERILEE A. KELLY,  
Personal Representative of the Estate of  
JAMES R. CLAFLIN

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 2<sup>nd</sup> day of September, 2022, before me, the undersigned notary public, personally appeared, CHERILEE A. KELLY, proved to me through satisfactory evidence of identification, MA 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.



Martha E. Donahue  
Notary Public  
My Commission Expires: 2/7/2025