

# Worcester South District Registry of Deeds Electronically Recorded Document

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## Recording Information

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MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 09/05/2024 09:34 AM  
Ctrl# Doc# 00071943  
Fee: \$.00 Cons: \$100.00  
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Worcester South District Registry of Deeds  
Kathryn A. Toomey, Register  
90 Front St  
Worcester, MA 01608  
(508) 798-7717

**QUITCLAIM DEED**

151 Hartford Ave. Realty, LLC, a Massachusetts Limited Liability Company, having a usual place of business at 20 Asylum Street, Milford, MA 01757

For consideration paid and in full consideration of One Hundred (\$100.00) Dollars

Grant to Kaitlyn N. Duplessie, Individually

Now of 151 Hartford Ave. East, Mendon, MA 01756

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:

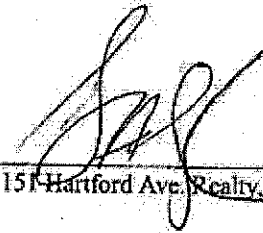
- BEGINNING at a cement bound at the northwest corner of the granted premise and in the southerly line of Hartford Avenue, said bound being the northeast corner of land now or formerly of one Warren;
- THENCE S. 12° 36' E., bounding on said last mentioned lane, 149 feet, more or less, to a cement bound 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, MA 01756

Being the same premises conveyed by Deed recorded with the Worcester District Registry of Deeds in Book 58977, Page 1.

The sale of the property is done in accordance with winding up of the LLC.

Grantor hereby states that they are not entitled to any benefits of an existing estate of Homestead, as this property is not their primary residence. Grantor also states that no other persons are entitled to any benefits of an existing estate of Homestead.

  
151 Hartford Ave. Realty, LLC

By: Stephen Duplessie

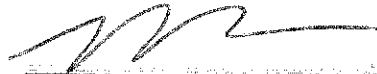
Its: Manager

**COMMONWEALTH OF MASSACHUSETTS**

Worcester, ss

August 20, 2024

On this 20th day of August, 2024, before me, the undersigned notary public personally appeared the above-named Stephen Duplessie, Manager of the 151 Hartford Ave. Realty, LLC, proved to me through satisfactory evidence of identification, which was a Massachusetts Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily, for its stated purposes, as his free act and deed.



Notary Public

My commission expires:

