

Worcester South District Registry of Deeds Electronically Recorded Document

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

Recording Information

Document Number : 51281
Document Type : DEED
Recorded Date : June 04, 2015
Recorded Time : 12:59:27 PM

Recorded Book and Page : 53810 / 347
Number of Pages(including cover sheet) : 4
Receipt Number : 866940
Recording Fee (including excise) : \$1,880.60

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 06/04/2015 12:59 PM
Ctrl# 141996 16710 Doc# 00051281
Fee: \$1,755.60 Cons: \$385,000.00

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

QUITCLAIM DEED

I, MICHAEL J. BALLOU, an unmarried man, of Mendon, Worcester County, Massachusetts

for the full consideration paid of THREE HUNDRED EIGHTY-FIVE THOUSAND, and 00/100 DOLLARS (\$385,000.00)

grant to: DEBORAH JACOBSEN and AUDRA WYATT,, as Joint Tenants with rights of survivorship and not as Tenants in Common, both of 34 Washington Street in said Mendon, Worcester County, Massachusetts

With Quitclaim Covenants:

A certain Lot or Parcel of Land in Mendon, Worcester County, Massachusetts, on the southwesterly side of Washington Street being shown as Lot 2 on "Plan of Land in Mendon, Mass., surveyed for Hackenson Corp., Scale 1" = 40', March 31, 1987", which plan is recorded in Worcester District Registry of Deeds in Plan Book 574, Plan 85. Being further bounded and described as follows:

Beginning at a point on the southwesterly side of Washington Street, which point is the southwesterly corner of the granted premises at the northeasterly corner of Lot 1 as shown on said plan:

THENCE N. 26°09'34" W., along said Washington Street, a distance of 42.81 feet to a point;

THENCE N. 32° 14' 00" W., along said Washington Street, a distance of 157.19 feet to a point at the northeasterly corner of the granted premises and at the southeasterly corner of Lot 3 as shown on said plan;

THENCE S. 60° 51' 14" W., along said Lot 3 a distance of 655.27 feet to a point at land now or formerly of John E. and Doris M. Quirk;

THENCE S. 49° 41' E., along said Quirk land a distance of 127 feet to a point;

THENCE S. 29° 10' 40" E., a distance 58.80 feet to a point at the southwesterly corner of the granted premises at the northwesterly corner of Lot 1 as shown on said plan;

THENCE N. 62° 53' 42" E., along said Lot 1 a distance of 617.30 feet to the point of beginning.

Containing 2.73 acres as shown on said plan.

The Grantor hereby releases any and all rights of Homestead in the property and swears under the pains and penalties of perjury there are no other persons entitled to the protection of the Homestead Act.

Meaning to convey and hereby conveying the same premises conveyed to this Grantor by deed dated January 16, 2013 and recorded with Worcester District Registry of Deeds in Book 50564, Page 108.

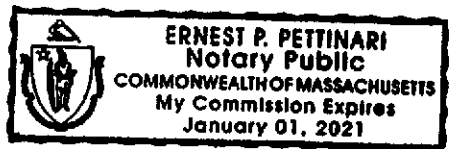
Witness my hand and seal, this 3rd day of June, 2015.

Michael J. Ballou
Michael J. Ballou

COMMONWEALTH OF MASSACHUSETTS)
County of Worcester) SS.

On this the 3rd day of June, 2015 before me, Ernest P. Pettinari, the undersigned Notary Public, personally appeared Michael J. Ballou, proved to me through satisfactory evidence of identity, which was a Massachusetts Driver's License, to be the persons whose name is signed on the preceding document and acknowledged that he signed it voluntarily for its stated purpose and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief.

Ernest P. Pettinari
Ernest P. Pettinari, Notary Public
My Commission Expires: January 1, 2021



(Seal)

ATTEST: WORC Anthony J. Vigliotti, Register