

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: 07/31/2020 01:08 PM
Ctrl# 211924 08796 Doc# 00084526
Fee: \$2,713.20 Cons: \$595,000.00

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

QUITCLAIM DEED

We, **Timothy Brown**, being unmarried of Mendon, MA and **Kelly Brown**, being unmarried of Mendon, MA pursuant to Judgment Absolute of Divorce entered August 17, 2017 (Docket #W016D0916DR) for consideration paid and in full satisfaction of all obligations of the parties hereto under Exhibit D, Paragraph B of the Separation Agreement incorporated therein as set forth in the aforesaid Judgment, and in consideration of **FIVE HUNDRED NIENTY-FIVE THOUSAND AND NO/100 (\$595,000.00) Dollars**, grant to **Justin Michael Schwartz and Judith Ina Keller, husband and wife as tenants by the entirety** Now of 19 Asylum Street, Mendon, MA 01756

with **QUITCLAIM COVENANTS**

Certain parcels of land situated on the northwesterly side of Asylum Street in Mendon, Massachusetts. Said parcels being shown as Parcel 19 and Parcel 13C (abutting the northwesterly line of Parcel 19) on a plan entitled, "Plan of Land in Mendon, MA, prepared for Russell & Carey Kempton", dated November 19, 2012, prepared by Shea Engineering & Surveying, Inc., Plan and recorded with the Worcester Registry of Deeds in Book 897, Plan 82.

Parcel 19

Beginning at the southerly most corner at a drill hole in a corner of stone walls on the northwesterly sideline of Asylum Street, said point being at the easterly most corner of the land of Lumnah;

Thence N. 49-23-20 W 20.99 feet to a point;

Thence N. 61-18-32 W 102.49 feet to a point;

Thence N. 08-08-15 W 22.11 feet to a point;

Thence N. 00-49-34 E 102.58 feet to a drill hole found in a stone wall;

Thence N. 02-16-26E 60.29 feet to the southerly most corner of parcel 13C, the last five courses running along a stone wall and land of Lumnah;

Thence N. 52-16-22 E 130.00 feet along Parcel 13C to a point at land of Lipsky, said Lipsky land being shown as Parcel 17 on said Plan;

Thence S. 28-18-12 E 272.80 feet along land of Lipsky to a point in a stone wall on the northwesterly sideline of Asylum Street;

Thence S. 58-48-21 W 8.00 feet to a drill hole found in the stone wall;

Thence S. 09-44-16 E 15.68 feet to a drill hole found in the stone wall;

Thence S. 60-18-41 W 135.94 feet to a drill hole at the point of beginning, the last three courses running along the northwesterly sideline of Asylum Street.

Said Parcel 19 containing 47,866 square feet, more or less.

Said Parcel 19 is also shown as Lot 1 on plan entitled "Land of Thomas E. Blackburn, ET UX,

Property Address: 19 Asylum Street, Mendon, MA

Mendon, Mass., July 31, 1974" prepared by John R. Andrews, Jr., and recorded with the Worcester Registry of Deed in Plan Book 407, Plan 38.

Parcel 13C

Beginning at the southwesterly most corner at a point in a stone wall at land of Lumnah, said point being the northwesterly most corner of Parcel 19.

Thence N. 02-01-50 W 112.15 feet to a drill hole found in the stone wall;

Thence N. 01-13-41 W 22.65 feet to a point at land of Svenson, the last two courses being along a stone wall and land of Lumnah;

Thence N. 01-14-25 W 145.89 feet to a drill hole found at a corner of a stone wall.

Thence N. 80-21-11 W 61.13 feet to a point on the stone wall at Parcel 13B, the last two courses being along the stone wall and land Svenson;

Thence N. 29-51-24 E 172.65 feet along Parcel 13B to a point at Parcel 13A;

Thence S. 41-21-57 E 148.63 feet to a point;

Thence S. 01-19-43 E 234.89 feet to a point at land of Lipsky, said Lipsky land being shown as Parcel 17 on said plan, the last two courses being by Parcel 13A;

Thence S. 52-16-22 W 153.92 feet to the point of the beginning, the last two courses being along land of Lipsky and Parcel 19.

Containing 46, 940 square, feet more or less.

Said Parcel 13C being a portion of the unnumbered lot shown on a plan entitled, "Land of Thomas E. Blackburn, ET UX, Mendon, Mass., July 31, 1974" prepared by John R. Andrews, Jr., and recorded with the Worcester District Registry of Deeds in Plan Book 407, Plan 38. Being the same the same premises conveyed to the grantor by deed dated January 30, 2009 and recorded in the Worcester Registry of Deeds Book 43743, Page 145

The Grantors named herein, do hereby voluntarily release all of their right of homestead, if any, as set forth in M.G.L. chapter 188 and state that there is no other person or persons entitled to any homestead rights in the premises, under the pains and penalties of perjury.

Being the same premises conveyed by deed dated July 29, 2014 and recorded in the Worcester County Registry of Deeds at Book 52611, Page 239.

Executed as a sealed instrument as of this 29th day of July 2020.




Timothy Brown

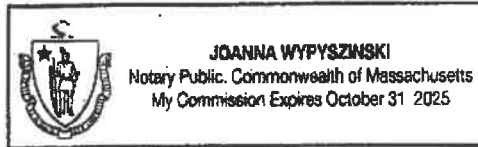
COMMONWEALTH OF MASSACHUSETTS

County of Worcester

On this 29th day of July 2020, before me, the undersigned notary public, personally appeared **Timothy Brown**, who proved to me through satisfactory evidence of identification, which was Driver's license, to be the person whose name is signed above, or on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, and that the statement as to homestead is true and accurate.



Notary Public:
My Commission Expires:



Executed as a sealed instrument as of this 27th day of July 2020.

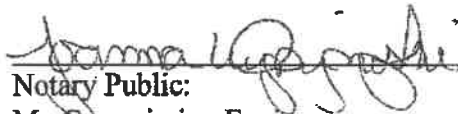


Kelly Brown

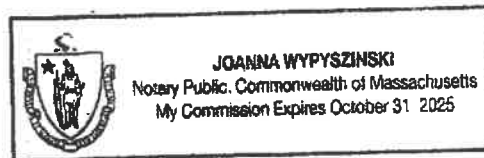
COMMONWEALTH OF MASSACHUSETTS

County of Worcester

On this 27th day of July 2020, before me, the undersigned notary public, personally appeared **Kelly Brown**, who proved to me through satisfactory evidence of identification, which was Driver's license, to be the person whose name is signed above, or on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, and that the statement as to homestead is true and accurate.



Notary Public:
My Commission Expires:



ATTEST: WORC Kathryn A. Toomey, Register