

Worcester South District Registry of Deeds Electronically Recorded Document

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Recording Information

Document Number	: 4119
Document Type	: DEED
Recorded Date	: January 11, 2022
Recorded Time	: 03:35:29 PM
Recorded Book and Page	: 66928 / 1
Number of Pages(including cover sheet)	: 4
Receipt Number	: 1414059
Recording Fee (including excise)	: \$1,112.60

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 01/11/2022 03:35 PM
Ctrl# 233648 05623 Doc# 00004119
Fee: \$957.60 Cons: \$210,000.00

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

QUITCLAIM DEED

I, Stephen H. Davis, Jr., being unmarried, of Mendon, Worcester County, Massachusetts,

for consideration paid and in full consideration of TWO HUNDRED TEN THOUSAND and 00/100 (\$210,000.00) DOLLARS

grant to Gregory Lambert, individually, a married person
of 5 Lena Circle, Franklin, MA 02038

WITH QUITCLAIM COVENANTS

The land with the buildings thereon in Mendon, Worcester County, Massachusetts, namely certain premises, being all the same premises described in Deed of Luther E. Taft to Alfred W. White, dated April 15, 1909, recorded with the Worcester District Registry of Deeds in Book 1907, Page 115, and bounded and described as follows, to wit:

"A certain parcel of land situated on the northeasterly shore of Nipmuck Pond, so called, in said Mendon, bounded as follows:

BEGINNING at a stake at or near the shore of said Pond, at land now or formerly of Warren D. Stimpson;

THENCE N. 69° 35' E., bounding on said Stimpson's land, about 92 feet to a stake at other land now or formerly of Luther E. Taft;

THENCE N. 17° 35' W., 50 feet to a stake;

THENCE S. 69° 35' W., about 90 feet to a stake at or near the shore of said Pond; the last two lines bounding on other land now or formerly of Luther E. Taft;

THENCE southerly along the shore of said Pond, about 50 feet, to the point of beginning.

With such rights of way, but none other, to and from the premises over an ancient town way along or near the shore of said pond as described in a Deed recorded with said Deeds in Book 4734, Page 203.

PROPERTY ADDRESS: 10 Taft Avenue, a/k/a 7 Taft Avenue, Mendon, Massachusetts

Said parcel is conveyed subject to a right of way as described in a Deed recorded with said Deeds in Book 4734, Page 203.

Also being all the same premises described in Deed of Alfred W. Shite to Carlotta M. Hill, dated August 4, 1921, recorded with said Deeds in Book 2249, Page 448.

Also certain premises, being all the same premises described in Deed of Luther E. Taft to Hattie A. White, dated June 7, 1911, recorded with said Deeds in Book 1967, Page 455, and bounded and described in said Deed as follows, to wit:

"A certain tract of land situated in said Mendon, near the shore of Mendon Pond or Nipmuc Pond, as the same may be called, and bounded as follows:

COMMENCING at a stake at the northwesterly corner of the granted premises, the same being the northeasterly corner of the premises heretofore conveyed to Alfred W. White;

THENCE N. 69 degs. 35 min. E. , 100 feet to a stake;

THENCE S. 17 degs. 35 min. E. 50 feet to a stake;

THENCE S. 69 degs. 35 min. W. 100 feet to a stake at the southeasterly corner of said land now or formerly of Alfred W. White;

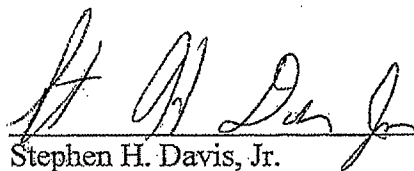
THENCE N. 17 degs. 35 min. W. 50 feet with said land now or formerly of White to the point of beginning, all the lines except the last described line bounding on land now or formerly of White.

Being the same premises conveyed in that certain Deed dated September 15, 1989 from Carl D. Stone, Edward L. Stone and Kristin N. St. Germain to Stephen H. Davis, Jr., recorded with the Worcester Registry of Deeds in Book 12346, Page 267.

I, the Grantor named herein, do hereby voluntarily release all of my rights of homestead, if any, as set forth in M.G.L Chapter 188 and state under the pains and penalties of perjury that there is no other person or persons entitled to any homestead rights other than those executing this deed.

[SIGNATURES ON FOLLOWING PAGE]

Witness my hand and seal this 10th day of January, 2022.




Stephen H. Davis, Jr.

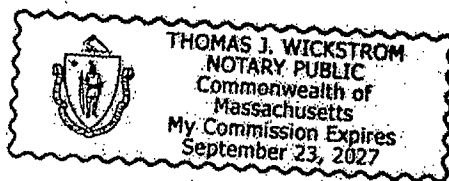
COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

On this 10th day of January, 2022, before me, the undersigned notary public, personally appeared Stephen H. Davis, Jr., proved to me through satisfactory evidence of identification, which was a 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 purpose.



Thomas J. Wickstrom, Notary Public
My Commission Expires: 09/23/2027



ATTEST: WORC Kathryn A. Toomey, Register