

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: 02/26/2021 03:22 PM
Ctrl# 220543 05920 Doc# 00028039
Fee: \$889.20 Cons: \$195,000.00

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

QUITCLAIM DEED

I, Shirley A. Patnaude, of West Brookfield, MA 01585

in consideration of **ONE HUNDRED NINETY-FIVE THOUSAND (\$195,000.00) AND NO/100 DOLLARS**

grant to Anthony C. Frediani, individually, now of 31 West Main Street, West Brookfield, Worcester County, Massachusetts

with *quitclaim covenants*

The land with buildings thereon known and recognized as 31 West Main Street, West Brookfield, Worcester County, Massachusetts being a certain parcel of land with the buildings thereon, situated on the northerly side of Main Street and bounded and described as follows:

Beginning at the southeast corner of the land to be conveyed at land of Charles T. Fales;

Thence North 86° 48' West by the northerly line of Main Street one hundred fourteen and five tenths (114.5) feet to an iron pin at land of the Methodist Episcopal Church Society;

Thence North 0° 49' 29" East by land of the Methodist Episcopal Church Society one hundred sixty-five (165) feet to an iron pin;

Thence North 0° 49' 29" East by land formerly of Odessa Divoll one hundred ninety-four and nineteen hundredths (194.19) feet to an iron pin at land now or formerly of Barry Cairns;

Thence South 85° 59' 15" East by land of said Cairns one hundred sixteen and forty-seven hundredths (116.47) feet to land of said Fales;

Thence South 1° 01' West still by land of said Fales one hundred fifty-nine and eight tenths (159.8) feet to a stone bound and the place of beginning.

Containing 41,400 square feet more or less and being the same premises as shown on a plan entitled "Plan of Property in West Brookfield, Massachusetts owned by Hilda Bell, May 4, 1970, Theodore P. Drazek, R.L.S. , North Brookfield, Mass.", which plan is recorded in the Worcester District Registry of Deeds in Plan Book 358, Plan 74.

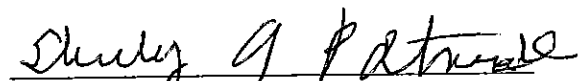
Subject to rights of way of record, if any.

Property: 31 West Main Street, West Brookfield, MA 01585

Being the same premises conveyed to Leroy F. Patnaude, Jr. (deceased) and Shirley A. Patnaude by deed of John M. Bell and Hilda K. Bell dated December 31, 1971 and recorded in the Worcester District Registry of Deeds in Book 05186, Page 29.

As per M.G.L. c 188 s 13, the Grantors, under oath and subject to the pains and penalties of perjury, do hereby depose, state and certify that: (i) we release all rights of Homestead in the subject realty, (ii) that no spouse, nonowner spouse, former spouse, or any other person resides in the home, and (iii) at the time of delivery of this deed, no spouse, former spouse, or any other person is entitled to claim the benefit of an existing estate of homestead.

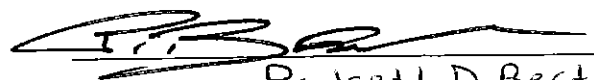
EXECUTED as a sealed instrument this 8th day of FEBRUARY, 2021.


Shirley A. Patnaude

THE COMMONWEALTH OF MASSACHUSETTS

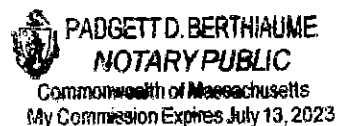
Worcester, ss

On this 8th day of FEBRUARY, 2021, before me the undersigned Notary Public, personally appeared the above named Shirley A. Patnaude and, proved to me through satisfactory evidence of identification, which was state issued ID, 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 as her free act and deed


Padgett D. Berthiaume

Notary Public

My commission expires: 7-13-2023



ATTEST: WORC Kathryn A. Toomey, Register