

# 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: 11/29/2022 12:00 PM  
Ctrl# 245038 12652 Doc# 00126581  
Fee: \$3,807.60 Cons: \$835,000.00  
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Worcester South District Registry of Deeds  
Kathryn A. Toomey, Register  
90 Front St  
Worcester, MA 01608  
(508) 798-7717

Property Address: Maple Street, Spencer, MA 01562

**QUITCLAIM DEED**

JTD Management, Inc. of 4 Hemlock Street, Leicester, Massachusetts,

in consideration of Eight Hundred Thirty Five Thousand 00/100 (\$835,000.00)  
DOLLARS

grant to ,J&R Real Estate Holdings, LLC of 6 Hilltop Farm Road, Auburn,  
Massachusetts,

*with Quitclaim covenants*

The land in Spencer, Worcester County, Massachusetts, bounded and described as follows:

TRACT I

The land in said Spencer, with buildings thereon, situated on the East side of Maple Street and is bounded:

- On the West by said Maple Street;
- On the North by land of C. W. Pierce, now or formerly;
- On the East by land of Mary I. Jones, now or formerly; and
- On the South by land of the heirs of A. E. Kingsley, now or formerly,

Together with whatever right there may be to travel over a part of said Kingsley lot.

Excepting however, the right of the Town of Spencer to maintain a public sewer across the south end of said tract, and the possible right of the Spencer, R.R. Co., to a well on said premises and of the said Kingsley heirs to travel over the south side thereof.

TRACT II

The land situated in the Town of Spencer and located southerly of Main Street and northerly of Cherry Street, and bounded and described as follows:

Beginning at the southwest corner of the lot to be conveyed it being the southeast corner

of land of Moise Lamoureux, now or formerly, and the northeast corner of land formerly of Henry & Laura Lareau, and the northwest corner of land of Charolette O. Goddard,

now or formerly;

Thence N. 25° 45' W., 116 feet by land of said Moise Lamoureux and by land of Tetreault, now or formerly, to land of Agnes G. Austin, now or formerly;

Thence n. 64° 27' E., by said Agnes G. Austin land and by land of the First Congregational Church Parsonage, now or formerly, to land of Alfred W. Brown et ux; now or formerly, 72 feet;

Thence N. 73° 18' E., 70 feet 2 inches by land of said Brown to land of Robert H. & Mildred B. Bemis, now or formerly;

Thence S. 15° 35' E., 115 feet 9 inches by land of Rene J. & Gladys A. Dufault, now or formerly, to land of Leo Morin, now or formerly;

Thence S. 68° 19' W. 123 feet by said Leo Morin land and land of Charolette O. Goddard, now or formerly, to the place of beginning.

Containing about 15,640 square feet of land.

**For Grantors Title see Deed dated November 26, 2001 and recorded with Worcester District Registry of Deeds on December 21, 2001 in Book 25565, Page 041 .**

We, , the Grantors named herein, do hereby voluntarily release all of our rights of Homestead, if any, as set forth in M.G.L. Chapter 188 and swear under oath that there is/are no other person or persons entitled to any homestead rights other than those executing this deed.

Witness our hands and seals this 28 day of NOVEMBER, 2022

[Signature] 11-28-22  
JTD Management, Inc. by Dennis C. Roy, President & Treasurer

**COMMONWEALTH OF MASSACHUSETTS**

Worcester, ss

On this 28 day of NOVEMBER, 2022, before me, the undersigned notary public, personally appeared JTD Management, Inc. by Dennis C. Roy, President & Treasurer, proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, \_\_\_\_\_ oath or affirmation of a credible witness, & personal knowledge of the undersigned, to be the persons whose names are signed on the preceding or attached document(s), and acknowledged to me that he/she/they signed it voluntarily for its stated purpose, and as his/her/their free act and deed.

[Signature]  
Nelson J. Ezen, Notary Public

