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Register of Deeds

Hello and welcome to our Newsletter.

We spotlight one community per month and hope to share with the other communities in our district some historical or social significance of the region. In this introduction I like to let you know what is going on in our district and in our office.

For the town spotlight, we chose **Leicester**. We have a new Assistant Register, who recently moved to Leicester and calls it his home town. I would like to introduce Peter Gentile, Esq. He comes from a private law practice and has joined our team at the Worcester District Registry of Deeds. Peter is a Worcester native and Holy Cross alumni. Peter has many years of legal experience in real estate law. Peter is a tremendous asset to our team.

Additional Registry notes include that we have a long time registry employee, Kathleen Meehan-Sullivan who has elevated to the position of First Assistant Reg-

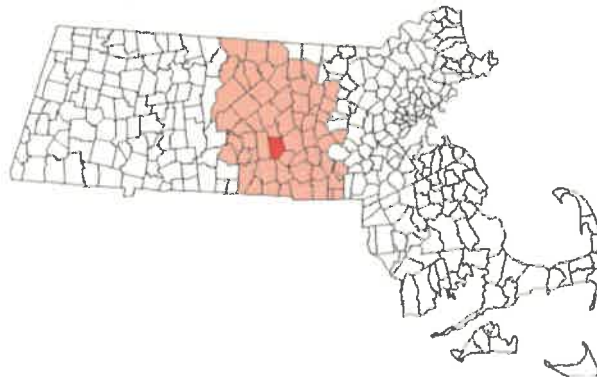
Worcester Registry of Deeds

Newsletter

August 2021 ~ Issue #11 ~ Town of Leicester

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ister. Kathy lives in Paxton and her experience at the registry is unmatched. She has had the opportunity to work in every department. Kathy is a model First Assistant Register. Kathy grew

up on college hill in a large local family. Kathy earned her bachelor's degree from UMass-Amherst., along with receiving her Masters in Communications from Clark University.

Community Statistics

186

Number of Recordings in July 2021

\$245K

Median Home Value

73%

Homes Owned vs. Rented

4,325

Total Housing Units

186

Density (Houses per Square Mile)



By Peter Gentile, Esq

As a recent resident of "Towtaid", I wanted to learn more about my hometown and embrace my new roots. Purchased from the Nipmuc Indians in 1686, it was incorporated a town in 1713. Also known as "Strawberry Hill" due to the abundance of wild strawberries, my town settled on the name of Leicester. Thomas Green, one of the town's founding members, named it after Leicester, England where his parents originated. The towns of Spencer, parts of Paxton and a small part of Auburn were originally part of Leicester.

Due to the numerous rivers,

streams and ponds throughout Leicester, it became an industrial town starting at the time of the Revolutionary War. Its leading industry was the development and manufacturing of hand carding tools and machinery. Carding tools were used to comb cotton and wool into one direction to facilitate the spinning of yarn, which was used in making cloth and batting material.

At one point in time, Leicester made one-third of all the carding machines for the country. Again due to all of its streams, rivers, old mills and mill houses, and it's history of industrial devel-



Town Spotlight

Leicester



opment, Leicester is part of the Blackstone River Valley National Heritage Corridor.

During the Revolutionary War, Leicester sent its militia men to the battle of Concord and Lexington. At a meeting prior to the battle in 1774, Colonel William Henshaw of Leicester was quoted as saying "we must have companies of men ready to march upon a minute's notice" thus giving us our famous "Minute Men".

Leicester was very pro-ac-

tive in the educational field with the establishment and incorporation of Leicester Academy in March of 1784.

It is the oldest academic institution in Worcester County and third oldest in the state. The Academy's purpose was to promote piety and virtue; and for the education of youth in English, Latin, Greek and French languages, together with writing, arithmetic and the art of speaking. Many of the early graduates went on to study



at Harvard, Yale, Brown and Dartmouth Universities as they were the only higher education available at that time. In 1917 Leicester Academy became Leicester High School, due to the prohibition of public funding of any privately owned school or college. In 1954 Leicester Junior College was established. Leicester Junior College later became Becker College. Many of the earlier houses built surrounding the town common became college dormitories and academic buildings. Unfortunately, the college recently closed.

Leicester has smaller villages within it as do many other towns in Massachusetts. There is Centre, Cherry Valley, Rochdale, Clapville and Greenville villages which were named after the founding or prominent citizen of the day. These villages were established because they had their own church, mill, school and fire department. The northeast part of the town is called "Mulberry

Grove" the name first given in 1827 from the estate of Silas Earle on which he raised mulberry trees and produce silk from silk worm.

Noted founding family names are Washburn, Howe, Graton, Earle, Southwick, Sargent, Waite, Knight, Green, Clapp and Rawson.

As you can well imagine many of the streets in town bare their names.

Fast forward to 2002, Leicester is now home to the number one rated disc golf

course in the world at Maple Hill Disc Golf on Maple Hill in the area of "Mulberry Grove". Amazingly, Leicester, formerly known as Towtaid

is rich in the history of the Revolution, manufacturing, education, noted graduates and now disc golf. Check out my new town!



Sudoku

1		5				1		4
2		4					5	
				3				
4			1				6	
9	7		8					
	3							8
	4	1			6	9		
				2		7	6	

Frequently Asked Questions: Deeds

I NEED A COPY OF MY DEED

Go to the SEARCH section of our website, enter your name and click "Search." Links to all documents containing your name will appear. Find the one that says DEED and print or download it. If you have any trouble finding it, call us at 509.368.7000 or email to Worcester.deeds@sec.state.ma.us

I WANT TO ADD A NAME TO MY DEED

When you say, "add a name to my deed," you mean you want to make someone else a co-owner of your property. To do this, you must create a new deed that conveys an interest in the property to this other person. Technically, anyone can make up a new deed, but we strongly advise you to hire a lawyer to do it. If you are doing it for the first time it is easy to make a mistake that could jeopardize your ownership of the property. Once the new deed is created, signed and notarized, it should be recorded at the Registry of Deeds. The filing fee for a deed is \$155.

I WANT TO REMOVE A NAME FROM MY DEED

The person whose name you want to remove must sign a new deed that conveys their interest in the property to someone else (you, most likely). See the answer above to learn about creating a new deed.

I HAVE CHANGED MY NAME AND WANT TO UPDATE MY DEED

Surprisingly, you don't have to do anything. You still own the property no matter what you call yourself. The next time you have to record a document for some other reason (refinance, homestead), just write your name CURRENT NAME formerly known as PREVIOUS NAME. We will include both names in our index so anyone researching the title will see that both names refer to the same person.

MY SPOUSE/CO-OWNER HAS DIED

Most married couples and many unmarried co-owners of real estate own property with a right of survivorship. That means when one of them dies, the survivor automatically owns the entire property. Nothing has to be done to make that happen, however, the survivor should record a Death Certificate for the deceased co-owner at the Registry of Deeds to show the change in circumstances. The filing fee for a Death Certificate is \$105. Married couples who own property "as tenants by the entirety" and co-owners who hold the property as "joint tenants" have a right of survivorship. Co-owners who hold the property as "tenants in common" do not have a right of survivorship. When one "tenant in common" dies, ownership of their portion of the property must go through the probate court process.

I INHERITED MY HOUSE; WHERE IS MY DEED?

When someone dies owning real estate in their name only, ownership of the property must go through the probate process. Once the probate is complete, the relevant documents at the Registry of Probate will show that you are the owner of the property. However, there is no deed transferring ownership to you.

I PAID OFF MY MORTGAGE; NOW I WANT MY DEED

Many people mistakenly believe that their property deed is held as security pending the payoff of their mortgage. Unlike the title to a car, this is not how real estate works. When you first bought your property, your lawyer recorded the deed but the Registry of Deeds would have scanned the document and returned the original to your lawyer. If you never got the original deed, don't be concerned. A copy of the deed from the Registry of Deeds is all you will ever need (You don't need the original deed to sell the property).