

# Worcester South District Registry of Deeds Electronically Recorded Document

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## Recording Information

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Recording Fee (including excise)	: \$1,372.52

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MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 11/01/2023 03:31 PM  
Ctrl# 254632 12001 Doc# 00091714  
Fee: \$1,217.52 Cons: \$267,000.00

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Worcester South District Registry of Deeds  
Kathryn A. Toomey, Register  
90 Front St  
Worcester, MA 01608  
(508) 368-7000

## QUITCLAIM DEED

I, **Kenneth M. Duquette**, being married to **Patricia M. Duquette**, both of Oxford, Massachusetts for consideration paid and in full consideration of **Two Hundred Sixty-Seven Thousand Dollars and 00/100 (\$267,000.00)** grant to **Brian D. Plouffe**, of 82 Walnut Street, Oxford, MA 01540

with **quitclaim covenants**,

A certain parcel of land with the buildings thereon of every nature and description, situated in the Town of Oxford, Worcester County, Massachusetts, being Lot 170 as shown on a Plan of Lots owned by Leslie J. Chaffee, drawn by Leslie J. Chaffee, Surveyor, dated June 1, 1955, recorded with Worcester District Registry of Deeds, Plan Book 210, Plan 68, bounded and described as follows:

**BEGINNING** at the northwesterly corner of the premises herein conveyed at a point on the easterly line of Willow Street, which point is one hundred forty-seven (147) feet from the intersection of Walnut Street, with said line of Willow Street as extended;

**THENCE** S. 83° 40' E. ninety-three (93) feet by Lot #190 to a point;

**THENCE** S. 6° 40' E. one hundred twenty (120) feet by Lot # 168 to a point on the northerly line of Walnut Street;

**THENCE** S. 83° 20' W. by said Walnut Street, ninety-eight (98) feet to a point;

**THENCE** by a curve to the right whose radius is twenty (20) feet connecting said Willow Street and Walnut Street to a point on the easterly line of Willow Street;

**THENCE** N. 6° 20' E. one hundred twenty-one (121) feet to the point of beginning.

Containing .2920 acres, more or less.

82 Walnut Street, Oxford, Massachusetts

We, Kenneth M. Duquette and Patricia M. Duquette, do hereby voluntarily release all 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 are no other persons entitled to Homestead rights.

Being the same premises conveyed to Kenneth M. Duquette by deed of Huguenot Development Corporation dated August 11, 1994 and recorded August 23, 1994 with the Worcester Registry of Deeds in Book 16523, Page 282.

Witness my hand and seal on November 1, 2023.

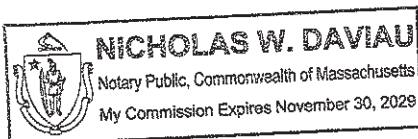



Kenneth M. Duquette

# COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On November 1, 2023, before me the undersigned notary public, personally appeared Kenneth M. Duquette, 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 person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Nicholas W. Daviau, Notary Public  
My Commission Expires: 11/30/2029

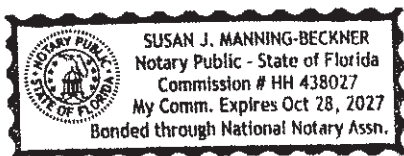
Witness my hand and seal on October 30<sup>th</sup>, 2023.

Patricia M. Duquette  
Patricia M. Duquette

STATE OF FLORIDA

County of Lee

On October 30<sup>th</sup>, 2023, before me the undersigned notary public, personally appeared Patricia M. Duquette, 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 person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.



Susan Manning-Beckner  
Notary Public:  
My Commission Expires:

ATTEST: WORC Kathryn A. Toomey, Register