



Bk: 58476 Pg: 225
Page: 1 of 2 02/26/2018 01:42 PM WD

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 02/26/2018 01:42 PM
Ctrl# 179340 17467 Doc# 00018327
Fee: \$177.84 Cons: \$39,000.00

DEED IN LIEU OF FORECLOSURE

I, MARTHA P. FEARING, being unmarried, of Southbridge, Massachusetts

grant to RONALD J. CHANCELLOR of 1205 Pacific Highway, Suite 502, San Diego, California 92101

the consideration for said Deed was and is payment to said grantor of the sum of \$39,000.00 by grantee and the full cancellation of all debts, obligations, costs and charges secured by that certain Mortgage heretofore, existing on said property, executed by **MARTHA P. FEARING** to said **RONALD J. CHANCELLOR** dated July 23, 2014 and recorded in the Worcester District Registry of Deeds in Book 52585, Page 348,

with **QUITCLAIM COVENANTS**,

The land in Sturbridge, Worcester County, Massachusetts, described as **Lot 6B** as shown on a plan of land in Sturbridge, Mass., prepared for Martha P. Fearing by Jalbert Engineering, Inc. dated November 13, 2003 recorded with the Worcester District Registry of Deeds in **Plan Book 802, Plan 120**, containing 16.63 acres, more or less.

BEING A PORTION OF THE PREMISES conveyed to Martha P. Fearing by Deed dated June 22, 1993 and recorded with the Worcester District Registry of Deeds in Book 15313, Page 325. EXCEPTING the premises conveyed by Deed dated February 10, 2004 recorded with the Worcester District Registry of Deeds in Book 32818, Page 38; Deed dated December 26, 2003 recorded in Book 32554, Page 274; and Deed dated August 7, 2013 recorded in Book 51344, Page 393.

This instrument creates no new boundaries.

This Deed and conveyance is given in lieu of foreclosure of the Mortgage given by **MARTHA P. FEARING**, Mortgagor, to **RONALD J. CHANCELLOR** as Mortgagee, dated July 23, 2014 and recorded in the Worcester District Registry of Deeds in Book 52585, Page 348.

Grantor states that the premises herein conveyed is vacant land and, therefore, no persons have any homestead rights therein.

NO TITLE SEARCH HAS BEEN DONE WITH THIS CONVEYANCE.

250 Brookfield Road, Sturbridge, Mass.

2

Witness my hand and seal this 24th day of February, 2018.

Martha P. Fearing
Martha P. Fearing.

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 24th day of February, 2018, before me, the undersigned notary public, personally appeared Martha P. Fearing, proved to me through satisfactory evidence of identification, which was through personal knowledge, 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 and her free act and deed.

Jeffrey M. Chasse
Jeffrey M Chasse, Notary Public
My Commission Expires: September 6, 2024

