

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: 03/27/2023 02:38 PM
 Ctrl# 247865 21297 Doc# 00023417
 Fee: \$3,807.60 Cons: \$835,000.00

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

MASSACHUSETTS QUITCLAIM DEED

Diego Calle, being married, of Upton, MA, for full consideration paid of Eight Hundred Thirty Five Thousand and 00/100 (\$835,000.00) dollars, hereby grants to Edward H. Wilson & Mandi Wilson, married, as tenants by the entirety, now of 77 Park Street, Mendon, MA 01756,

with *Quitclaim Covenants*,

The land in the westerly part of Menden, Worcester County, Commonwealth of Massachusetts, bounded and described as follows:

BEGINNING at a stake driven in the ground on the northerly side of Park Street, said point being 394.67 feet distant from land now or formerly owned by Cornelius Wiersma:

THENCE North 66° East 7.83 feet by the northerly side of Park Street to a point;

THENCE North 73° 28' East 155.17 feet by the northerly side of Park Street to an iron pipe;

THENCE North 6° 30' West 280 feet to a point;

THENCE South 71° 59' 25" West 164.05 feet to the point of beginning;

THENCE South 6° 36' East 276.65 feet to the point of beginning.

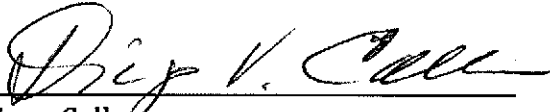
Containing 44, 600 square feet of land, more or less, according to Plan recorded in Plan Book 454, Plan 62.

Meaning and intending to convey the same premises described in a Deed to the Grantor dated December 21, 2020, and recorded with the Worcester Southern Registry of Deeds in Book 64072, Page 231.

By execution of this deed the Grantor hereby certifies under the pains and penalties of perjury, that this property was an investment property and the Grantor has never been entitled to any rights of Homestead in and to the premises conveyed and further warrants and represents that there are no persons entitled to any rights of Homestead under M.G.L. c.188 in the premises conveyed by this deed, including spouses and former spouses.

Property address: 77 Park Street, Mendon, MA

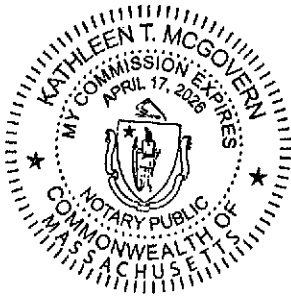
Witness my hand and seal this 16th day of February, 2023

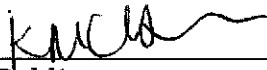

Diego Calle

Commonwealth of Massachusetts

Worcester, SS.

On this 16th day of February, 2023, before me, the undersigned notary public, personally appeared Diego Calle, proved to me through satisfactory evidence of identification, which was a MA Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged that he signed it voluntarily for its stated purpose as his true act and deed.





Notary Public
My Commission Expires:

ATTEST: WORC Kathryn A. Toomey, Register