

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: 11/25/2019 02:58 PM
Ctrl# 203834 31160 Doc# 00127664
Fee: \$957.60 Cons: \$210,000.00

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

QUITCLAIM DEED

I, **JOHN MORAIS**, married to Anna M. Morais

of Northbridge, Worcester County, the Commonwealth of Massachusetts

in consideration of Two Hundred Ten Thousand and 00/100 (\$210,000.00)

grant to **THOMAS S. CLARK, JR. and REBECCA CLARK**, husband and wife as tenants by the entirety, both

of 128 Millville Road, Mendon, Worcester County, the Commonwealth of Massachusetts

with *QUITCLAIM COVENANTS*

A certain parcel of land with the building thereon in Mendon, Worcester County, Massachusetts commencing at a drill hole set at Miscoe Road at land of Nelson, said drill hole being 2100 feet from North Avenue; thence S. 27° 07' 30" W. along said Nelson land a distance of 64.58 feet to a drill hole; thence S. 09° 11' 00" W. 197.67 feet to a drill hole; thence N. 87° 50' 59" W. along land of Davenport a distance of 136.67 feet to a stake; thence along land of said grantor due north a distance of 466.00 feet to a stake; thence N. 40° 11' 19" E. 98.42 feet to a drill hole at said Miscoe Road; thence southeasterly along said Miscoe Road 250.48 feet to the point of beginning.

Said parcel containing an area of 88,942 square feet, more or less, as shown on a plan entitled "Plan of Land in Mendon, Mass. Property of Loretta D. Byrne Scale: 1" = 40' July Park Street, Framingham, Mass. 121 E. Main Street, Milford, Mass. Revised July 26, 1965" recorded with the Worcester Registry of Deeds in Plan Book 293 Page 25.

Said parcel being described as an exception from a conveyance by Loretta D. Byrne to Milton W. McCrum and Linda L. McCrum in a deed recorded in the Worcester Registry of Deeds, Book 4599, Page 393.

Grantor hereby states that the property was not and is not intended to be the principal residence of the grantor or his spouse and was not homestead property and swears and acknowledges under

LOCUS: 30 Miscoe Road, Mendon, MA 01756

the pains and penalties of perjury that no other persons are entitled to the benefits of an existing estate of Homestead.

Meaning and intending to convey and hereby conveying the same premises conveyed to John Morais, by deed dated December 12, 2017 and recorded on October 13, 2017 with the Worcester Registry of Deeds in Book 57879, Page 205.

[remainder of this page left blank intentionally]

Executed as a sealed instrument this 20th day of November, 2019.

John Morais

John Morais

I, Anna M. Morais being married to John Morais, hereby join in the execution of this deed for the purpose of releasing my homestead rights in the property.

WITNESS my hand and seal this 20th day of November, 2019.

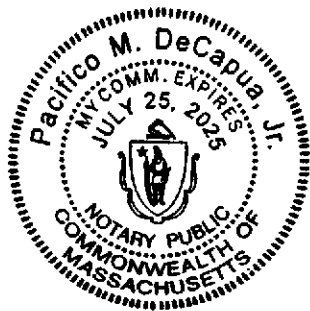
Anna M. Morais

Anna M. Morais

Commonwealth of Massachusetts

Worcester, ss:

On this 20th day of November, 2019, before me, the undersigned notary public, personally appeared **John Morais**, and proved to me through satisfactory evidence of identification, which were ☒ Driver's License, ☐ State ID, ☐ Passport, ☐ Other Government Issued ID, ☐ Other, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.



Pacifico M. DeCapua, Jr.

Pacifico M. DeCapua, Jr.
Notary Public

My Commission Expires: July 25, 2025

ATTEST: WORC Kathryn A. Toomey, Register