

Worcester South District Registry of Deeds Electronically Recorded Document

This is the first page of the document – Do not remove

Recording Information

Document Number	: 93132
Document Type	: DEED
Recorded Date	: November 07, 2023
Recorded Time	: 10:34:32 AM
Recorded Book and Page	: 69853 / 111
Number of Pages(including cover sheet)	: 3
Receipt Number	: 1544761
Recording Fee (including excise)	: \$155.00

 MASSACHUSETTS EXCISE TAX
 Worcester District ROD #20 001
 Date: 11/07/2023 10:34 AM
 Ctrl# Doc# 00093132
 Fee: \$.00 Cons: \$100.00

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

QUITCLAIM DEED

Elaine A. Rua, a married woman, of Mendon, Massachusetts, for consideration paid, and in full consideration of **Less than One Hundred AND NO/100 (\$100.00) DOLLARS**, grant to **Elaine A. Rua and Timothy Rua Boucher**, as joint tenants with rights of survivorship of 61 Milford Street, Mendon, MA

with QUITCLAIM COVENANTS

The land in the Town of Mendon, County of Worcester, Commonwealth of Massachusetts being shown as "N/F Manuel G. Taxiera and Elaine A. Rua" on a plan of land entitled "Owners: Paul J. Larson, Jr. 63 Milford Street, Mendon, MA 01756 ; Manuel G. Taxiera, Jr. and Elaine A. Rua, 61 Milford Street, Mendon, MA 01756; Plan of Land 61-63 Milford Street, (Route 16), Mendon, Mass.", Scale 1" = 50' Date May 15, 2023 by Guerriere & Halnon, Inc. and signed by the Mendon Planning Board July 17, 2023 recorded in the Worcester District Registry of Deeds in Plan Book 972, Plan 61, and to which plan reference may be had for a more particular description of the premises.

CONTAINING 5.04 acres of land according to said plan.

The Grantor specifically retains any rights of homestead to which she may be entitled.

Being a portion of the premises conveyed to Grantor by deed dated August 28, 2001 and recorded with the Worcester District Registry of Deeds in Book 24746, Page 173.

No title examination was performed in connection with this conveyance.

61 Milford St. Mendon MA 01756

Witness my hand and seal this 7th day of ~~August~~^{November}, 2023

Elaine A. Rua
Elaine A. Rua

COMMONWEALTH OF MASSACHUSETTS

County of Worcester

On this 7th day of ~~August~~^{November}, 2023, before me, the undersigned notary public, personally appeared **Elaine A. Rua**, proved to me through satisfactory evidence of identification, which was drivers license, 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.

Joanna Wypyszynski
Notary Public
My Commission Expires: 10-31-2025

