

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: 05/19/2016 11:28 AM
Ctrl# 154037 12788 Doc# 00050795
Fee: \$766.08 Cons: \$168,000.00

Worcester South District Registry of Deeds
Anthony J. Vigliotti, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

Return To:
Grantee

(SPACE ABOVE THIS LINE RESERVED FOR REGISTRY OF DEEDS USE)

QUITCLAIM DEED

Theodore L. Hilliard, single, of Mendon, MA for consideration paid in the amount of **ONE HUNDRED SIXTY EIGHT THOUSAND AND 00/100 (\$168,000.00) DOLLARS**, grants to Ronald McQuinn, Trustee of 60 North Ave. Realty Trust, a Massachusetts Trust u/t/d September 8, 2014 with an address of 100 Boston Turnpike J9B290, Shrewsbury, MA 01545

WITH QUITCLAIM COVENANTS

PROPERTY ADDRESS: 60 North Avenue, Mendon, Massachusetts

A certain parcel of land together with the buildings thereon, known as 60 North Avenue, Mendon, Worcester County, Massachusetts and shown on a plan entitled "Plan of Land in Mendon, Mass., Property of Heirs of Gladys B. Holmes, Scale 1" = 40', October 22, 1971, Schofield Brothers, Inc., Registered Land Surveyor, 121 East Main Street, Milford, Mass." and filed with the Worcester Registry of Deeds, Plan Book 367, Plan 49, to which plan reference may be made for a more particular description of said parcel.

For title reference, see deed to Theodore L. Hilliard by virtue of a Quitclaim deed from Michael J. Travers dated 02/29/2000 and recorded at the Worcester County Registry of Deeds in Book 22508, Page 71.

Grantee is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of closing of May 17, 2016. Grantee is further prohibited from conveying the property between 31 and 90 calendar days from the date of closing for a gross sales price greater than \$201,600.00.

The Grantor hereby releases all rights of homestead and has no current or former spouse, partner or former partner in a civil union who can claim the benefit of the Massachusetts Homestead Act, M.G.L. Chapter 188, as amended.

Property Address: 60 North Avenue, Mendon, MA

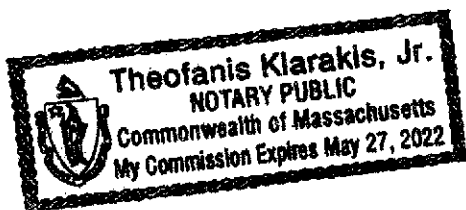
Witness my hand and seal this 12 day of MAY, 2016.

Theodore L. Hilliard
Theodore L. Hilliard

COMMONWEALTH OF MASSACHUSETTS

Worcester Co., ss.

On this 12th day of May 2016, before me, the undersigned notary public, personally appeared Theodore L. Hilliard, proved to me through satisfactory evidence of identification, which was a Driver's License, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose.



Theofanis Klarakis, Jr.
Notary Public:
My commission expires: May 27, 2022