

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: 07/17/2020 12:54 PM
 Ctrl# 211266 18523 Doc# 00077464
 Fee: \$3,078.00 Cons: \$675,000.00

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

MASSACHUSETTS QUITCLAIM DEED

We, **Avery Ellsworth and Allison A. Ellsworth**, being married, of Mendon, Massachusetts,

For consideration paid, and in full consideration of **Six Hundred Seventy-Five Thousand and 00/100 (\$675,000.00) Dollars**

grant to

Santiago Garcia and Justine E. Cole, husband and wife, as tenants by the entirety,
now of 26 North Avenue, Mendon, MA 01756,

with Quitclaim covenants

The land with the buildings thereon shown as Lot I on a plan prepared by Guerriere and Halnon, Inc., registered land surveyors, entitled "Plan of Land In Mendon, MA Owner: The Roman Catholic Bishop of Worcester", dated March 10, 2008 and recorded with the Worcester District Registry of Deeds In Plan Book 867, Plan 14, such lot being located at and known as 26 North Avenue in said Mendon, Massachusetts, 01756.

Grantees take subject to current sewer and water charges, if any, which Grantees assume and agree to pay.

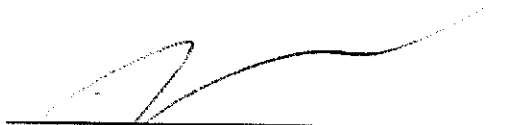
This conveyance is made subject to and with the benefit of restrictions and easements of record so far as now in force and applicable.

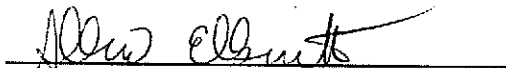
Meaning and intending to convey the same premises conveyed to the herein named Grantors by deed dated September 29, 2016 and recorded with Worcester Registry of Deeds in Book 56101, Page 352.

The signatories to this document hereby waive and release any and all rights of homestead to the subject property and further state under the pains and penalties of perjury that there are no others entitled to the right of homestead in subject property.

Property: 26 North Avenue, Mendon, MA 01756

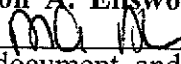
Witness our hands and seals this 2nd day of July, 2020.



Avery Ellsworth


Allison A. Ellsworth

COMMONWEALTH OF MASSACHUSETTS

Middlesex County, ss.

On this 2nd day of July, 2020, before me, the undersigned notary public, personally appeared Avery Ellsworth and Allison A. Ellsworth, proved to me through satisfactory evidence of identification, which was a  , to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose as their free act and deed.


Notary Public:
My Commission Expires:



HOLLY WILLIAMS
Notary Public
Commonwealth of Massachusetts
My Commission Expires
May 3, 2024

ATTEST: WORC Kathryn A. Toomey, Register