



2020 00110785

Bk: 63325 Pg: 56

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**QUITCLAIM DEED**  
**TITLE OF DOCUMENT**

**WE, SANTIAGO GARCIA and JUSTINE COLE, Husband and Wife, as Tenants by the Entirety, of 26 North Avenue, Mendon, Worcester County, Massachusetts 01756, for consideration paid and in full consideration of One and 00/100 (\$1.00) Doller, grant to SANTIAGO GARCIA and JUSTINE E. COLE, TRUSTEES, or their successors in interest, of the Garcia-Cole Joint Living Trust, dated March 3, 2017, and any amendments thereto, an unrecorded Trust, see Certificate of Trustee recorded herewith, with a mailing address of 26 North Avenue, Mendon, Worcester County, Massachusetts,**

**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 July 2, 2020 and recorded with Worcester Registry of Deeds in Book 62822 Page 190.

**[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]**

*Prepared by the* The Socius Law Firm  
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Property Address: 26 North Avenue, Mendon, Worcester County, Massachusetts 01756

WITNESS our hands and seals this 17 day of July, 2020.

Santiago Garcia  
SANTIAGO GARCIA

Justine Cole  
JUSTINE COLE

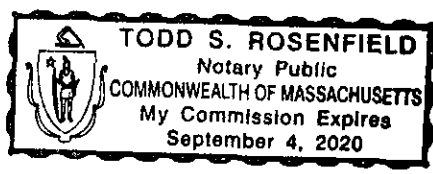
COMMONWEALTH OF MASSACHUSETTS

Worcester County, ss.

On this 17 day of July, 2020, before me, the undersigned Notary Public, personally appeared the above-named SANTIAGO GARCIA and JUSTINE COLE, each proved to me by satisfactory evidence of identification, being (check whichever applies): [ ] driver's license or other state or federal governmental document bearing a photographic image, [ ] oath or affirmation of a credible witness known to me who knows the above signatory, or  my own personal knowledge of the identity of the signatories, to be the persons whose names are signed above, and acknowledged the foregoing instrument to be signed by them voluntarily for its stated purpose.

Todd S. Rosenfield

Todd S. Rosenfield, Notary Public  
My Commission Expires: 09/04/2020



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ATTEST: WORC. Kathryn A. Toomey, Register