



2012 00121646

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MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 10/05/2012 02:15 PM
Ctrl# 115117 20319 Doc# 00121646
Fee: \$1,527.60 Cons: \$335,000.00

QUITCLAIM DEED

63 North Avenue Mendon

We, **Michael R. Martel and Patricia M. Martel, husband and wife**, of Northbridge, Massachusetts for consideration paid and in full consideration of **Three Hundred Thirty-Five Thousand and no/100 (\$335,000.00) DOLLARS**, grant to **John A. Cook and Terese A. Cook**, Husband and Wife, as Tenants by the Entirety, of with quitclaim covenants, the land with buildings thereon located at **63 North Avenue, Mendon, Massachusetts 01756** and more particularly described as follows:

SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF.

Being the same premises conveyed to the grantors by deed dated March 12, 2008 and recorded with the Worcester District Registry of Deeds in Book 42636, Page 86.

Pursuant to M.G.L. Chapter 188, Sec. 13, we release all of our rights under any and all Declarations of Homestead, recorded or unrecorded regarding the real estate located at 63 North Avenue, Mendon, Massachusetts.

Witness our hands and seals this 4th day of October, 2012.

Michael R. Martel
Michael R. Martel

Patricia M. Martel
Patricia M. Martel

STATE OF RHODE ISLAND

County of: Providence

On this 4th day of October, 2012, before me, the undersigned notary public, personally appeared **Michael R. Martel and Patricia M. Martel** and proved to me through satisfactory evidence of identification, which were by me known 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.

Christie L. O'Brien
Notary Public,
My commission expires: 6/21/2013

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Handwritten signature
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SCHEDULE A

Property: 63 North Avenue, Mendon, Massachusetts

A certain parcel of land, with the buildings thereon, situated on the easterly side of North Avenue in Mendon, Worcester County, Massachusetts, bounded as described as follows:

- BEGINNING** at the southwesterly comer of the premises on the easterly side of North Avenue and at a stone bound at land of one Votolato;
- THENCE** northeasterly with said Votolato land 181 ½ feet;
- THENCE** northeasterly with said Votolato land 182 ¾ feet to land of one Mitchell 85 ½ feet to land, now or formerly, of one Darling;
- THENCE** southwesterly by said Darling land 328 ½ feet to North Avenue;
- THENCE** southeasterly by North Avenue 139 feet to the point of beginning.

Together with an easement to repair and maintain the pipe over said Votolato land to the well situated on said Votolato land for the purpose of drawing water and to draw water from said well for the use of the granted premises as the same now exists.

