



MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 04/11/2013 01:16 PM  
Ctrl# 119417 30110 Doc# 00042791  
Fee: \$2.28 Cons: \$500.00

**Marginal Reference: Book 49744, Page 37.**

**RELEASE DEED**

Marifraci B. Caires, a/k/a Marifraci Batista Caires, of Framingham, Middlesex County, Massachusetts, in consideration of Five Hundred and 00/100 Dollars (\$500.00) grants to John A. Cook and Terese A. Cook, husband and wife, as tenants by the entirety, of 63 North Avenue, Mendon, Worcester County, Massachusetts, and all parties claiming through said grantee as of October 4, 2012:

All of my right, title and interest, if any, in and to a certain parcel of land with the buildings thereon located in Mendon, Worcester County, Massachusetts, more particularly bounded and described in Exhibit A appended hereto and incorporated herein by reference.

For grantor's title, see deed dated July 19, 2006 and recorded at Worcester District Deeds in Book 39407, Page 391.

For grantee's title, see deed dated October 4 2012 and recorded in Book 49744, Page 37.

\* The address of the subject premises is 63 North Avenue, Mendon, MA 01756

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RETURN TO:  
Winokur, Serkey & Rosenberg, PC  
81 Samoset St., Plymouth, MA 02360

Executed as a sealed instrument as of the 21<sup>st</sup> day of March, 2013.

Marifranco Batista Caires  
Marifranco B. Caires a/k/a Marifranco  
Batista Caires

COMMONWEALTH OF MASSACHUSETTS

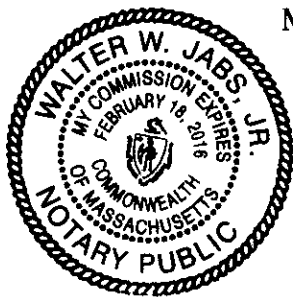
Middlesex, ss.

March 21, 2013

Then personally appeared the above-named Marifranco B. Caires and proved to me through satisfactory evidence of identification, which was Douglas L. Caires, to be the person whose name is signed on the preceding document, and acknowledged to me that she signed it voluntarily for its stated purpose, and also acknowledged that the above statements are true, to the best of her knowledge and belief.

Notary Public:

My commission expires: 2/18/16



Law Offices Walter Jabs  
91 Main Street  
Suite 205  
Marlborough, MA 01752

**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 corner 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.**