



2016 00090412

QUITCLAIM DEED

I, Kelley A. Urella, being unmarried of Whitinsville (Northbridge), Worcester County, Massachusetts

For consideration of THREE HUNDRED SEVENTY SEVEN THOUSAND AND 00/100 (\$377,000.00) PAID

Grant to Jose M. Molina and Cecilia B. Molina, ^{as Joint Tenants} ~~husband and wife, as tenants by the~~ ~~entirety~~, of 100 North Avenue, Mendon, Worcester County, Massachusetts

With Quitclaim Covenants

The land in Mendon on the westerly side of North Avenue and bounded and described as follows:

Beginning at a point in the westerly line of North Avenue at the southeasterly corner of the tract to be conveyed and at the northeasterly corner of land now or formerly of one Simmons near a tipped stone bound;

Thence North 25° 21' 25" West, 176.45 feet on the westerly line of North Avenue to a point;

Thence South 64° 18' West, 92.40 feet to a cement bound;

Thence South 32° 02' West, 95.31 feet to a point 4.56 feet beyond a cement bound on this same line;

Thence South 22° 47' East, 139.20 feet to a cement bound at land now or formerly of the above mentioned Simmons, the last three courses being by land now or formerly of one McKernan;

Thence North 60° East, 179.58 feet to North Avenue and the point of beginning.


Being shown as Lot "A" on plan of Land "Dr. Bernard F. McKernan, September 14, 1961 by Paul V. Swanson", which plan is recorded in Plan Book 260, Plan 9 at the Worcester District Registry of Deeds. The premises are said to contain 30,000 square feet of land more or less according to said plan.

Grantor hereby releases her rights of Homestead and states under the pains and penalties of perjury that no other person is entitled to the benefits of an existing estate of Homestead.

100 North Ave, Mendon MA

Being the same premises conveyed to Grantor by deed dated March 22, 2013 and recorded in the Worcester District Registry of Deeds in Book 50762, Page 60.

Witness my hand and seal this 28th day of ~~June~~ July, 2016.



Kelley A. Urella

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS:

~~June~~ July 28, 2016

On this 28th day of ~~June~~ July, 2016, before me, the undersigned notary public, personally appeared Kelley A. Urella provided to me through satisfactory evidence of identification which was a Driver's License to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purposes as her free act and deed.



Thomas L. McLaughlin, Notary Public
My Commission Expires: 2/15/2016

