

Worcester South District Registry of Deeds Electronically Recorded Document

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Recording Information

Document Number	: 149674
Document Type	: DEED
Recorded Date	: December 28, 2016
Recorded Time	: 09:22:55 AM
Recorded Book and Page	: 56529 / 327
Number of Pages(including cover sheet)	: 3
Receipt Number	: 976470
Recording Fee (including excise)	: \$125.00

 MASSACHUSETTS EXCISE TAX
 Worcester District ROD #20 001
 Date: 12/28/2016 09:22 AM
 Ctrl# Doc# 00149674
 Fee: \$.00 Cons: \$1.00

Worcester South District Registry of Deeds
 Anthony J. Vigliotti, Register
 90 Front St
 Worcester, MA 01608
 (508) 798-7717

QUITCLAIM DEED

We, Jose M. Molina and Cecilia B. Molina, of Mendon, Massachusetts,

For consideration paid and in full consideration of One and 00/100 (\$1.00) Dollar, Grant to Jose M. Molina, Cecilia B. Molina, Manuel Baldizon and Damaris De Baldizon, as joint tenants with rights of survivorship, 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.

Being the same premises conveyed to Grantors by deed dated July 28, 2016, and recorded in the Worcester District Registry of Deeds in Book 55811, Page 300.

100 North Ave, Mendon Massachusetts

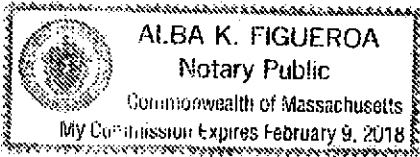
WITNESS my hand and seal this 29th day of December, 2016.

[Signature]
Jose M. Molina

COMMONWEALTH OF MASSACHUSETTS

COUNTY: Suffolk

On this 29th day of December, 2016, before me, the undersigned notary public, personally appeared **Jose M. Molina**, who proved to me through satisfactory evidence of identification, which was [Signature] to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose.



[Signature]
Notary Public:
My Commission Expires:

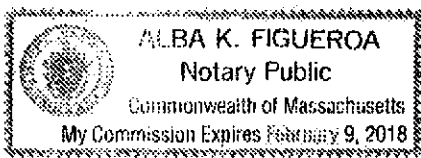
WITNESS my hand and seal this 29th day of December, 2016.

[Signature]
Cecilia B. Molina

COMMONWEALTH OF MASSACHUSETTS

COUNTY: Suffolk

On this 29th day of December, 2016, before me, the undersigned notary public, personally appeared **Cecilia B. Molina** and proved to me through satisfactory evidence of identification which was [Signature] 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 purpose.



[Signature]
Notary Public:
My Commission Expires: