

# Worcester South District Registry of Deeds Electronically Recorded Document

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## Recording Information

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MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 07/05/2022 01:20 PM  
Ctrl# 239604 25390 Doc# 00073283  
Fee: \$2,512.56 Cons: \$550,777.00  
\*\*\*\*\*

Worcester South District Registry of Deeds  
Kathryn A. Toomey, Register  
90 Front St  
Worcester, MA 01608  
(508) 798-7717

100 North Avenue, Mendon., Massachusetts, Worcester County, Massachusetts

**MASSACHUSETTS QUITCLAIM DEED**

WE, **Jose M. Molina**, a married man, **Damaris De Baldizon** and **Manuel Baldizon**, married to each other, of 100 North Avenue, Mendon, Massachusetts, Worcester County, Massachusetts and **Cecilia Molina Nobles f/k/a Cecilia B. Molina**, a married woman, of Framingham, Massachusetts

For consideration of **five hundred fifty thousand seven hundred and seventy-seven and 00/100 (\$550,777.00)** Dollars paid,

Grant to **Rte. 85 Realty Corp.**, a Massachusetts corporation having a principal place of business at 8 Uxbridge Road, Mendon, MA

*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 comer of the tract to be conveyed and at the northeasterly comer 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 entitled "Plan of Land Mendon, Mass. of Dr. Bernard F. McKernan", Scale 1" = 40', Sept. 14, 1961, Surveyor Paul V. Swanson, Upton, 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.


The grantors herein together release all rights of homestead and state and certify under the penalties of perjury that no other person is entitled to an estate of homestead in the property conveyed herein.

Specifically, Cecilia Molina Nobles f/k/a Cecilia B. Molina states under penalties of perjury that the premises conveyed herein is not the owner occupied principal residence of herself, her spouse or former spouse, or her family.

Specifically, Jose M. Molina states under the penalties of perjury that the premises conveyed herein is not the principal residence of his spouse, Lorenza Molina Ayala, who resides in Houston Texas, and that the premises conveyed herein has never been the primary residence of his spouse or any former spouse.

Meaning and intending to convey all and the same the property conveyed to us by deed dated December 27, 2016 and recorded with the Worcester Registry of Deeds Book 56529, Page 327.

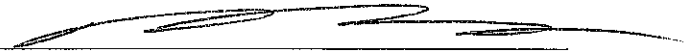
IN WITNESS WHEREOF, I hereunto set my hand and seal this 30<sup>th</sup> day of June, 2022.

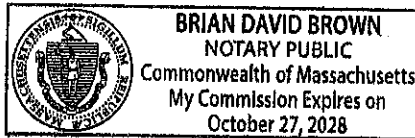
  
\_\_\_\_\_  
Manuel Baldizon

COMMONWEALTH OF MASSACHUSETTS


Norfolk, ss

On this 30<sup>th</sup> day of June, 2022, before me, the undersigned notary public, personally appeared Manuel Baldizon, proved to me through satisfactory evidence of identification, which was a valid driver's license, 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 as his free act and deed.

  
\_\_\_\_\_  
Notary Public:  
My Commission Expires:



IN WITNESS WHEREOF, I hereunto set my hand and seal this 30<sup>th</sup> day of June, 2022.

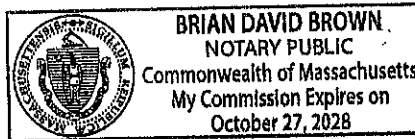
  
\_\_\_\_\_  
Damaris De Baldizon

COMMONWEALTH OF MASSACHUSETTS

Nonfelle, ss

On this 30<sup>th</sup> day of June, 2022, before me, the undersigned notary public, personally appeared Damaris De Baldizon, proved to me through satisfactory evidence of identification, which was a valid driver's license, 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 as her free act and deed.

\_\_\_\_\_  
Notary Public:  
My Commission Expires:



IN WITNESS WHEREOF, I hereunto set my hand and seal this 27 day of June, 2022.

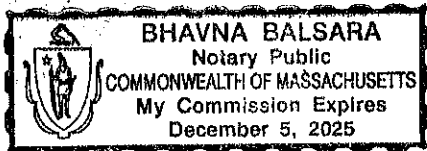
Cecilia Molina Nobles  
Cecilia Molina Nobles f/k/a Cecilia B. Molina

COMMONWEALTH OF MASSACHUSETTS

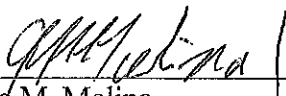
Middlesex, ss

On this 27<sup>th</sup> day of June, 2022, before me, the undersigned notary public, personally appeared Cecilia Molina Nobles f/k/a Cecilia B. Molina, proved to me through satisfactory evidence of identification, which was a valid driver's license, 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 as her free act and deed.

Bhavna Balsara 06/27/2022  
Notary Public:  
My Commission Expires: Dec 5<sup>th</sup> 2025



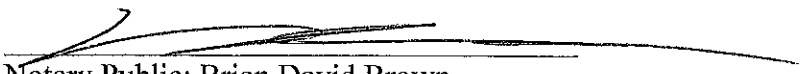
IN WITNESS WHEREOF, I hereunto set my hand and seal this 28<sup>th</sup> day of June, 2022.

  
\_\_\_\_\_  
Jose M. Molina

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss

On this 28th day of June, 2022, before me, the undersigned notary public, personally appeared Jose M. Molina, proved to me through satisfactory evidence of identification, which was a valid driver's license, 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 as his free act and deed.

  
\_\_\_\_\_  
Notary Public: Brian David Brown  
My Commission Expires: 10-27-2028

