

# Worcester South District Registry of Deeds Electronically Recorded Document

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## Recording Information

Document Number : 147195  
Document Type : DEED  
Recorded Date : December 01, 2020  
Recorded Time : 09:44:11 AM  
  
Recorded Book and Page : 63867 / 140  
Number of Pages(including cover sheet) : 3  
Receipt Number : 1285043  
Recording Fee (including excise) : \$2,220.68

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MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 12/01/2020 09:44 AM  
Ctrl# 217334 09923 Doc# 00147195  
Fee: \$2,065.68 Cons: \$453,000.00  
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Worcester South District Registry of Deeds  
Kathryn A. Toomey, Register  
90 Front St  
Worcester, MA 01608  
(508) 798-7717

Property Address: 26 Northbridge Road, Mendon, Massachusetts 01772

### Quitclaim Deed

I, **Raymond G. Zook**, individually of 26 Northbridge Street, Mendon, Massachusetts

for consideration paid and in full consideration of **Four Hundred Fifty-Three Thousand and 00/100 (\$453,000.00)** Dollars

grant to **Luciana Conte Teixeira**, now of 26 Northbridge Street, Mendon, Massachusetts

with **Quitclaim Covenants**,

A certain parcel of land with the buildings thereon, situated on the southerly side of the Northbridge Road and on the easterly side of Washington Street, in Mendon, Worcester County, Massachusetts, and being lot numbered 1 on plan of land entitled Windy Hill Plat Subdivision of land owned by Albert L. and Helen H. Johnson, Mendon, Mass. dated September 1948, Francis J. Brennan, Surveyor, filed with Worcester District Registry of Deeds, Plan Book 154, Plan 104, said lot being more particularly bounded and described as follows:

- NORTHERLY                      by said Northbridge Road, 85.79 feet;
- WESTERLY                        by said Washington Street, 151.46 feet;
- SOUTHERLY                      by lot numbered 29, as shown on said plan, 71.74 feet; and
- EASTERLY                        by lot numbered 2, as shown on said plan, 150.00 feet to the place of beginning.

Containing 11,817 square feet.

Being all the premises conveyed to the Grantor by Deed dated July 9<sup>th</sup>, 2018 and recorded in the Worcester District Registry of Deeds in Book 51876, Page 349.

Grantor hereby voluntarily releases any and all homestead rights he has or may have had and hereby state under the pains and penalties of perjury that there are no other persons entitled to any rights, protection or benefits under the Massachusetts Homestead Act, Ch. 188.

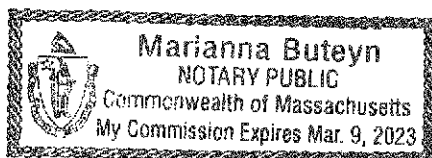
Executed as a sealed instrument this 25 day of November, 2020.

Raymond G. Zook  
Raymond G. Zook

**Commonwealth of Massachusetts**

Worcester, ss.

On this 25<sup>th</sup> day of November, 2020, before me, the undersigned notary public, personally appeared, **Raymond G. Zook**, proved to me through satisfactory evidence of identifications, which was a valid MA drivers license, to be the persons whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



Marianna Buteyn  
Notary Public  
My Commission Expires: 3-9-2023