



2023 00052581

Bk: 69334 Pg: 178

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FIDUCIARY DEED

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 06/30/2023 02:14 PM
Ctrl# 250743 14461 Doc# 00052581
Fee: \$2,280.00 Cons: \$500,000.00

We, David A. Crane, being married, of 37 Westbrook Street, Milford, Massachusetts and Eric S. Crane, being married, of 54 Northbridge Road, Mendon, Massachusetts

For consideration paid and in full consideration of **FIVE HUNDRED THOUSAND (\$500,000.00) DOLLARS**

Grant to Adam J. L'Episcopo ^{individually} ~~and Isabel Amador, husband and wife, tenants by the entirety~~

Now of 54 Northbridge Road, Mendon, MA 01756

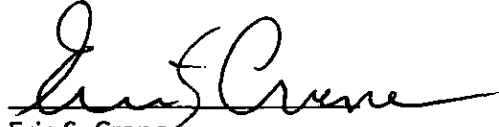
A parcel of land, situated in the Town of Mendon, Worcester County, Massachusetts and being shown as "Remaining Land of Stanley T. & Barbara L. Crane Book 4617, Page 180" on a plan entitled: PLAN OF LAND LOCATED ON NORTHBRIDGE ROAD, MENDON, MA OWNED BY STANLEY T. & BARBARA L. CRANE, 54 NORTHBRIDGE ROAD, MENDON, MA, SCALE: 1" = 50', May 23, 1994 recorded in the Worcester County Registry of Deeds in Plan Book 682, Plan 10. Said parcel contains 244,000 square feet of land, more or less, according to said plan.

Being the same premises conveyed by Deed recorded with the Worcester District Registry of Deeds in Book 25359, Page 217.

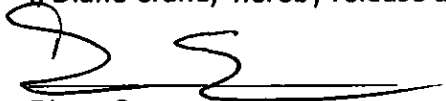
Grantors hereby release any and all rights of homestead and hereby state that no other persons are entitled to any benefits of an existing estate of homestead. I, David A. Crane, do hereby state that this property is not my primary residence and I'm not entitled to a homestead.

Property Address: 54 Northbridge Rd, Mendon, MA 01756

WITNESS my hand and seal this 26th day of June 2023


Eric S. Crane

I, Diane Crane, hereby release all rights of homestead in the above-mentioned property.


Diane Crane

COMMONWEALTH OF MASSACHUSETTS

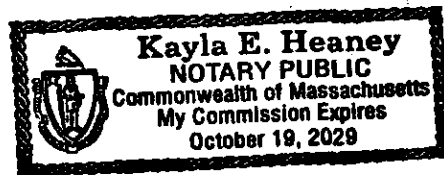
Worcester, ss

June 26, 2023

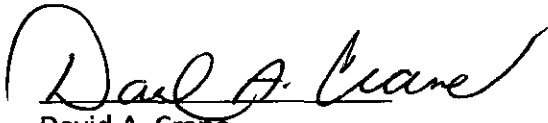
On this 26th day of June, 2023, before me, the undersigned notary public personally appeared the above-named Eric S. Crane and Diane Crane, proved to me through satisfactory evidence of identification, which was a Massachusetts Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily, for its stated purposes, as his free act and deed.


Notary Public

My commission expires:



WITNESS my hand and seal this 26th day of June 2023


David A. Crane

COMMONWEALTH OF MASSACHUSETTS

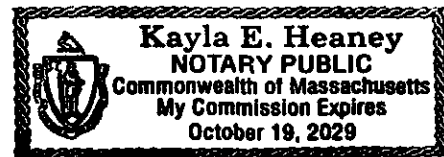
Worcester, ss

June 26, 2023

On this 26th day of June, 2023, before me, the undersigned notary public personally appeared the above-named David A. Crane, proved to me through satisfactory evidence of identification, which was a Massachusetts Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily, for its stated purposes, as his free act and deed.


Notary Public

My commission expires:



ATTEST: WORC. Kathryn A. Toomey, Register