

Worcester South District Registry of Deeds Electronically Recorded Document

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Recording Information

Document Number	: 53661
Document Type	: DEED
Recorded Date	: May 17, 2022
Recorded Time	: 10:35:41 AM
Recorded Book and Page	: 67603 / 161
Number of Pages(including cover sheet)	: 3
Receipt Number	: 1444327
Recording Fee (including excise)	: \$3,734.60

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 05/17/2022 10:35 AM
Ctrl# 237498 09282 Doc# 00053661
Fee: \$3,579.60 Cons: \$785,000.00

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

QUITCLAIM DEED

RODRIGO G. PEROBA and RAPHAELA S. MORAIS PEROBA, husband and wife, of 2 Quisset Road Worcester County, Massachusetts

for the full consideration paid of SEVEN HUNDRED EIGHTY-FIVE THOUSAND (\$785,000.00) DOLLARS

grant to: Zoila Lema and Manuel Cunin, a married couple as tenants by the entirety, now of 2 Quisset Road, in said Mendon, Worcester County, Massachusetts

With Quitclaim Covenants:

The land in Mendon, Worcester County, Massachusetts, including the buildings thereon situated on the Westerly side of Providence Road and the Southeasterly side of Quisset Road, and being shown as Lot 5 on a plan entitled "Plan of Land in Mendon, Mass., Surveyed for Robert Baldiga, Scale 1" = 40', July 8, 1987, Shea Engineering & Surveying Company, Mendon, Mass.," filed with the Worcester District Registry of Deeds in Plan Book 581, Plan 12, to which plan reference is hereby made for a more particular description of said premises.


Said Lot 5 containing 60,202 square feet as shown on said plan.


The Grantors hereby release any and all rights of homestead in said premises and certify under the pains and penalties of perjury that there are no other persons entitled to protection of the Homestead Act.

Meaning and intending to convey the same premises convey by Deed dated August 4, 2017, and recorded with said Worcester Deeds in Book 57539, Page 42.

Property address: 2 Quisset Rd. a/k/a 2 Quissett Road, Mendon MA

WITNESS our hands and seals this 9th day of May, 2022.

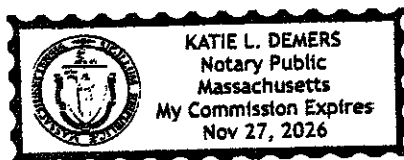

 RODRIGO G. PEROBA



 RAPHAELA S. MORAIS PEROBA

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 9th day of May, 2022 before me, the undersigned notary public personally appeared the above named RODRIGO G. PEROBA, who proved to me through satisfactory evidence of identification, which were MA Drivers Lic, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of their knowledge and belief, and acknowledged to me that they signed it voluntarily for its stated purpose.

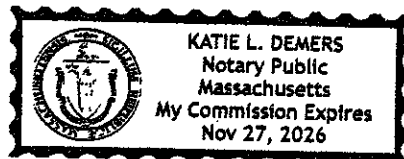


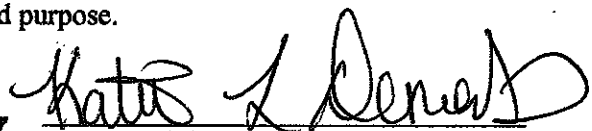

 Notary Public
 My commission expires: Nov. 27, 2026

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 9th day of May, 2022 before me, the undersigned notary public personally appeared the above named RAPHAELA S. MORAIS PEROBA, who proved to me through satisfactory evidence of identification, which were MA Drivers Lic, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of their knowledge and belief, and acknowledged to me that they signed it voluntarily for its stated purpose.




 Notary Public
 My commission expires: Nov. 27, 2026