



2024 00010625

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**MASSACHUSETTS QUITCLAIM DEED**

I, **SUSAN COOK**, individually, of 22 Taft Avenue, Mendon, Massachusetts, for consideration paid and in full consideration of less than One Hundred Dollars,

Grant to **SUSAN J. COOK**, of 22 Taft Avenue, Mendon, Massachusetts, as Trustee of the 22 Taft Avenue Trust u/d/t February 6, 2024, and recorded at the Worcester Registry of Deeds herewith,

*with quitclaim covenant*

The land in Mendon, Worcester County, Massachusetts, with the buildings thereon situated on Taft Avenue and being shown as lot numbered 31 on plan entitled, "Plan of Lakeside Park, Mendon, Mass. Owned by Luther E. Taft's heirs, June 1817" said plan being filed with the Worcester District Registry of Deeds in Plan Book 31, Page 50.

Being the same premises conveyed by deed of Frederic J. Kelly III, as personal representative for the Estate of Frederic J. Kelly Jr., to Susan Cook, which deed was recorded at the Worcester Registry of Deeds in Book 68831, Page 36.

This conveyance includes a complete waiver of any homestead rights that the grantor herein may have in the property described in this deed. The Grantor state that there are no other persons entitled to protection under the Massachusetts Homestead Act M.G.L. Ch. 188.

Signature on Following Page

22 Taft Avenue, Mendon

Witness my hand and seal this 6<sup>th</sup> day of February 2024.

Susan Cook  
Susan Cook

**COMMONWEALTH OF MASSACHUSETTS**

Worcester ss

On this 6<sup>th</sup> day of February 2024, before me, the undersigned Notary Public, personally appeared, subscribed, and sworn to before me by **SUSAN COOK**, and 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 in my presence and she signed this document voluntarily for its stated purpose, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of her knowledge and belief.

[Signature]  
Daniel T. Doyle, Notary Public  
My Commission Expires: 08/12/2027

