

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: 06/22/2018 11:00 AM
 Ctrl# 183564 04383 Doc# 00062013
 Fee: \$1,459.20 Cons: \$320,000.00

Worcester South District Registry of Deeds
 Anthony J. Vigliotti, Register
 90 Front St
 Worcester, MA 01608
 (508) 798-7717

PROPERTY ADDRESS: 106 Millville Road, Mendon, Massachusetts

QUITCLAIM DEED

I, **MICHAEL P. MURPHY**, a married man, of Middleboro, Massachusetts

For the consideration paid, the sum of **THREE HUNDRED TWENTY THOUSAND AND 00/100 (\$320,000.00) DOLLARS**,

Grant to

JOAO NETO, an unmarried man, of 635 Main Street, Watertown, Massachusetts 02472

WITH QUITCLAIM COVENANTS

A certain parcel of land, together with the buildings thereon, located on Millville Road, Mendon, Worcester County, Massachusetts and shown as Lot 106 on a plan of land entitled "PLAN OF LAND IN MENDON, MASS. PREPARED FOR OWNER: JANE A. AND DONALD L. BELLEVILLE 31 WASHINGTON STREET, MENDON, MA SCALE 1" = 50' SEPT. 26, 2006 SHEA ENGINEERING & SURVEYING INC. 76 UXBRIDGE ROAD – MENDON, MA 01756 TEL. (508) 473-1163", which plan is recorded with the Worcester District Registry of Deeds in Plan Book 832, Plan 118, as affected and clarified by Affidavit of Frederick Lapham III dated February 4, 2014 recorded in Book 52664, Page 377, and to which plan and affidavit reference may be made for a further description of said parcel.

Lot 106 contains 123,497 square feet of land, according to said plan.

For title, see deed from Donald L. Belleville et al. dated June 26, 2006 recorded in Book 39254, Page 312.

The property described above is not and has never been the personal residence of the grantor nor his spouse, Elizabeth M. Murphy.

The Grantor hereby certifies that there are no parties in possession and/or residing at the premises conveyed by this deed that are entitled to homestead rights pursuant to M.G.L. Chapter 188.

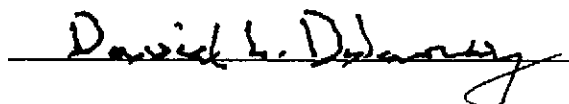
Executed under seal this 11th day of June, 2018.


Michael P. Murphy

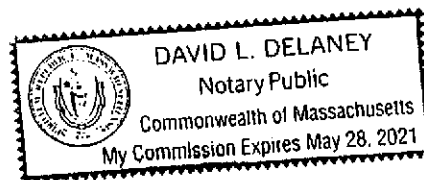
COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

On this 11th day of June, 2018, before me, the undersigned notary public, **Michael P. Murphy** personally appeared, 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 purpose.



Notary Public
My Commission Expires:



ATTEST: WORC Anthony J. Vigliotti, Register