

Worcester South District Registry of Deeds Electronically Recorded Document

This is the first page of the document – Do not remove

Recording Information

Document Number	: 76296
Document Type	: DEED
Recorded Date	: July 15, 2020
Recorded Time	: 02:58:18 PM
Recorded Book and Page	: 62805 / 27
Number of Pages(including cover sheet)	: 3
Receipt Number	: 1242937
Recording Fee (including excise)	: \$1,928.84

 MASSACHUSETTS EXCISE TAX
 Worcester District ROD #20 001
 Date: 07/15/2020 02:58 PM
 Ctrl# 211156 06977 Doc# 00076296
 Fee: \$1,773.84 Cons: \$389,000.00

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

QUITCLAIM DEED

I, **Michael R. Low**, a/k/a **Michael Low**, an unmarried man, of 80 Millville Street, Mendon, MA 01756

in consideration of three hundred eighty-nine thousand and no/100 dollars (\$389,000.00), grant to **Alexis T. Folta**, an unmarried woman, of 64 Village Street, Millis, MA 02054, with *quitclaim covenants*,

A certain tract or parcel of land, with the buildings thereon situated on the southeasterly side of Millville Road in Mendon, Worcester County, Massachusetts, and being more particularly bounded and described as follows, to wit:

Beginning at the most northerly corner of the granted premises at the point of intersection of the easterly location line of said road and the line of a wall extended westerly;

Thence S. 63° 18' 20" E. by said stone wall, 328.25 feet to a drill hole in said stone wall;

Thence S. 17° 39' 25" W. 153.35 feet to the center of a well;

Thence N. 63° 18' 20" W. 391.86 feet to a point in the easterly location line of said road, the last three courses bounded by land of one Kearsley;

Thence 44° 52' 00" E. 136.62 feet to a Worcester County Highway bound;

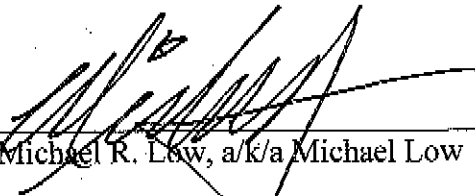
Thence 18° 35' 05" E. 21.86 feet to the point of beginning, the last two courses bounding by the easterly location line of said road.

The grantor waives and releases any and all homestead protection he may have in said premises and states that no other person is entitled to homestead rights in said premises.

Being the same premises conveyed to Grantor by deed dated December 6, 2016 from Renaissance Hill, LLC, which deed is recorded with the Worcester District Registry of Deeds in Book 56425, Page 298.

PROPERTY ADDRESS: 80 MILLVILLE ST., MENDON, MA 01756

Witness my hand and seal this 14th day of July, 2020.



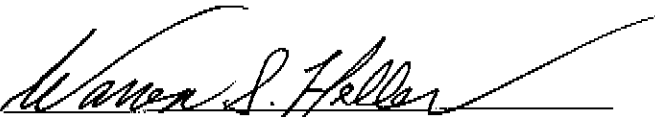
Michael R. Low, a/k/a Michael Low

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

July 14, 2020

On this 14th day of July, 2020, before me, the undersigned notary public, appeared Michael R. Low, who is known to me personally and who confirmed his identity through satisfactory evidence of identification, which was in the form of a Massachusetts Driver's License, to be the person whose name is signed on the preceding document, and he acknowledged to me that he signed it voluntarily for its stated purpose as his free act and deed.



Warren S. Heller, Notary Public
My Commission Expires: December 3, 2021

