

# Worcester South District Registry of Deeds Electronically Recorded Document

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## Recording Information

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Recording Fee (including excise)	: \$1,865.00

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MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 07/22/2025 02:34 PM  
Ctrl# 271592 16843 Doc# 00060509  
Fee: \$1,710.00 Cons: \$375,000.00  
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Worcester South District Registry of Deeds  
Kathryn A. Toomey, Register  
90 Front St  
Worcester, MA 01608  
(508) 368-7000

***QUITCLAIM DEED***

**Helvecio Santiago Rosa**, an unmarried person, of Mendon, Worcester, Massachusetts

for consideration paid, and in full consideration of Three Hundred Seventy Five Thousand Dollars and no/100 (\$375,000.00)

grants to Melvin Omolo and Ann Omollo, Joint Tenants with Right of Survivorship, both of 71 Uxbridge Road, Mendon, MA 01756

***with quitclaim covenants***

The following parcels of land together with the buildings thereon situated in Mendon, Worcester County, Massachusetts, on the northerly side of the road leading from said Mendon to Uxbridge, near Nipmuc Pond, so-called, and bounded and described as follows:

**PARCEL NO 1:** A lot of land being numbered 16 on a plan of house lots owned by John T. Manson, made by Henry W. Gaskill, C.E., dated September, 1906, and recorded with Worcester District Deeds, Plan Book 12, Plan 44; said tract being bounded southerly by the location of the Milford and Uxbridge Street Railway Company 50 feet, Westerly by land formerly of William A. Fairbanks, being Lot 15 on said plan, 142 feet, Northerly by the Old Road at land of Sara Henry, 40 feet, and Easterly by land formerly of said William A. Fairbanks, being Lot 17 on said plan, 119 feet.

Together with whatever right of way the grantor may have over said Old Road.

**PARCEL NO 2:** A lot of land being Lot No. 15 on the above described plan being bounded Southerly by the location of the Milford and Uxbridge Street Railway Co. 50 feet, Westerly by land formerly of John T. Manson and being Lot No. 14 on said plan, 160 feet, Northerly by the Old Road at land of Sarah Henry, 40 feet, and Easterly by land formerly of said Manson, being Lot 16 on said plan, 142 feet.

**PARCEL NO. 3:** A lot of land being a part of Lot No. 14 on the above-described plan and bounded as follows: Beginning at the southeasterly corner of the premises at land of Milford and Uxbridge Street Railway Company and Lot No. 15 on said plan; thence northerly with said Lot No. 15, about 160 feet, to the Old Road, so-called; thence Westerly with Old Road 40 feet to Lot No. 13 on said plan; thence Southerly with a part of said Lot No. 14, owed formerly by Harriet

Property Address: 71 Uxbridge Road, Lot 1, Mendon, MA 01756

A. Dillon, about 175 feet to a stone bound at said street railway company land; thence Easterly with said company land 40 feet to the point of beginning.

There is excepted from the above described premises so much thereof as has been taken by the Commonwealth of Massachusetts for the layout and alteration of said highway by instrument recoded with said Deeds, Book 3230, page 238 and conveyed by Rose Sheldon Baggett to the Commonwealth of Massachusetts by deed dated March 23, 1951, recorded with said deeds, Book 3342, page 108.

Said premises are conveyed subject to easement conveyed by deed of James W. Baggett et ux, to Worcester County Electric Company by instrument dated July 1, 1958, recorded with said Deeds, Book 3959, Page 105, so far as the same are now in force and applicable

Said premises are conveyed subject to and with the benefit of easements, reservations, restrictions and rights of way of record so far as the same are now in force and applicable.

The undersigned Grantor hereby releases all rights of homestead in the herein conveyed premises and certifies under the pains and penalties of perjury, that there are no other persons entitled to an estate of homestead in said premises.

Being the same premises conveyed from Scott Steele to Helvecio Santiago Rosa and Marilyn Gonzalez Rosa, dated December 18, 2013, recorded with said Deeds in Book 51868, Page 301. See also death certificate of Marilyn Gonzalez-Rosa recorded herewith.

*Signature page to follow*

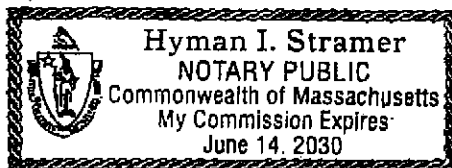
Witness my hand and seal this 15th day of July, 2025.

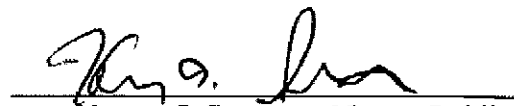
  
Helvecio Santiago Rosa

***Commonwealth of Massachusetts***

Worcester, ss

On this 15th day of July, 2025, before me, the undersigned notary public, personally appeared Helvecio Santiago Rosa, proved to me through satisfactory evidence of identification which was Massachusetts drivers license, to be the person whose name is signed on the preceding or attached document and acknowledged to me he signed it voluntarily for its stated purpose.



  
Hyman I. Stramer - Notary Public  
My commission expires: June 14, 2030

ATTEST: WORC Kathryn A. Toomey, Register