

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: 10/02/2025 09:12 AM
Ctrl# 273868 12582 Doc# 00084872
Fee: \$1,436.40 Cons: \$315,000.00

Worcester South District Registry of Deeds
Kathryn A. Toomey, Register
90 Front St
Worcester, MA 01608
(508) 368-7000

Property Address: 58 Uxbridge Road, Mendon, MA 01756

Quitclaim Deed

We, **Mark Benoit and Patricia Benoit**, a married couple of Mendon, Massachusetts,

for consideration paid and in full consideration of **THREE HUNDRED FIFTEEN THOUSAND AND 00/100 (\$315,000.00) DOLLARS**

GRANT TO **Jose Miguel Yupa Bunay and Zoila Siguencia De Yupa**, a married couple, as tenants by the entirety, of 28 ½ South Bow Street, Milford, MA 01757

With ***QUITCLAIM COVENANTS***

The land with the buildings thereon situated on the northerly shore of Lake Nipmuck and on the southerly side of Uxbridge Road in the Town of Mendon, Worcester County, Massachusetts, being shown as Lot 58 on a plan entitled "Plan of Land Located at 58/60 Uxbridge Road Mendon, MA Owned by Mark & Patricia Benoit", Date: June 12, 2024, by Land Planning, Inc., recorded in the Worcester District Registry of Deeds in Plan Book 978, Plan 24 and to which plan reference may be had for a more particular description of the premises.

CONTAINING 17,330 square feet of land, more or less, according to said plan.

The Grantors named herein, do hereby voluntarily release all of their rights of homestead, if any, as set forth in M.G.L. chapter 188 and state that there is no other person or persons entitled to any homestead rights in the premises, under the pains and penalties of perjury.

Being a portion of the premises conveyed to the Grantors by deed dated June 11, 2019 recorded in the Worcester District Registry of Deeds in Book 60554, Page 7.

Executed as a sealed instrument this 29th day of September, 2025.

Mark Benoit
Mark Benoit

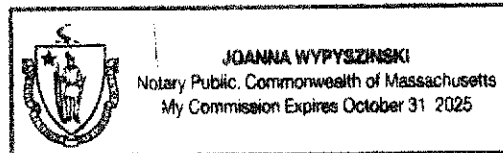
Patricia Benoit
Patricia Benoit

Commonwealth of Massachusetts

Worcester, ss.

On this 29th day of September, 2025, before me, the undersigned notary public, personally appeared **Mark Benoit and Patricia Benoit**, the above-named and proved to me through satisfactory evidence of identification being drivers' licenses, to be the persons whose names are signed on this document, and acknowledged to me that they signed it voluntarily for its stated purpose and that the foregoing instrument is their free act and deed.

Joanna Wypyszynski
Notary Public:
My Commission Expires:



ATTEST: WORC Kathryn A. Toomey, Register