

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: 10/14/2016 02:08 PM
Ctrl# 160675 11648 Doc# 00117631
Fee: \$934.80 Cons: \$204,900.00

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

MASSACHUSETTS QUITCLAIM DEED

We, Amy J. Felix f/k/a Amy J. Lamoureux and John A. Felix, married, of Mendon, Massachusetts,

For consideration paid, and in full consideration of TWO HUNDRED FOUR THOUSAND NINE HUNDRED AND 00/100 Dollars (U.S. \$204,900.00)

grant to Anthony Cruz and Jessica Holland, unmarried individuals as Joint Tenants, now of 63 Milford Street, Mendon, Massachusetts 01756

with quitclaim covenants

The land at 63 Milford Street, Worcester, Worcester County, Massachusetts being shown as Parcel 1 on a plan entitled, "Plan of Land of Paul Bracci Est., Mendon, Mass.", dated Dec. 1944, by Eastman & Corbett Inc., recorded with Worcester County (Worcester District) Registry of Deeds, Plan Book 134, Plan 111.

Said premises are subject to and with the benefit of easements, restrictions and rights of way of record insofar as they are in force and applicable.

Meaning and intending to convey the same premises conveyed to the herein named grantor(s) by deed recorded with Worcester South District Registry of Deeds in Book 41071, Page 271.

The signatories to this document hereby waive and release any and all rights of homestead to the subject property and certify under the pains and penalties of perjury, pursuant to M.G.L. c188 § 13, that no other person or entity is entitled to claim the benefit of an existing homestead in the premises.

63 Milford Street, Mendon, Massachusetts 01756

Witness our hand(s) and seal(s) this 14th day of October, 2016.

Amy J. Felix
Amy J. Felix f/k/a Amy J. Lemoureux

John A. Felix
John A. Felix

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 14th day of October, 2016, before me, the undersigned notary public, personally appeared Amy J. Felix f/k/a Amy J. Lemoureux and John A. Felix, proved to me through satisfactory evidence of identification, which were Mass. driver's license(s) or _____, to be the person(s) whose name(s) are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

[Signature]
Notary Public:
My Commission Expires:

