



2018 00031231

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MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 04/04/2018 12:32 PM
Ctrl# 180478 12542 Doc# 00031231
Fee: \$980.40 Cons: \$214,900.00

MASSACHUSETTS QUITCLAIM DEED

We, **Anthony Cruz and Jessica Cruz f/k/a Jessica Holland**, a married couple, of 46 Brandy Lane, Uxbridge, Massachusetts 01569,

For consideration paid, and in full consideration of **TWO HUNDRED FOURTEEN THOUSAND NINE HUNDRED AND 00/100 Dollars (U.S. \$214,900.00)**

grant to

Paul J. Larson, Jr. Individually, of 63 Milford Street Mendon, Massachusetts 01756

with quitclaim covenants

The land at 63 Milford Street, *Mendon*, 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.

This conveyance is made subject to and with the benefit of restrictions and easements of record so far as now in force and applicable.

Meaning and intending to convey the same premises conveyed to the herein named grantor(s) by deed dated **October 14, 2016** and recorded with Worcester District Registry of Deeds in **Book 56137, Page 360**.

The signatories to this document hereby waive and release any and all rights of homestead to the subject property and further state under the pains and penalties of perjury that there are no others entitled to the right of homestead in subject property.

Property: 63 Milford Street Mendon, Massachusetts 01756

Witness my/our hand(s) and seal(s) this 26 day of March, 2018.

Anthony Cruz
Anthony Cruz

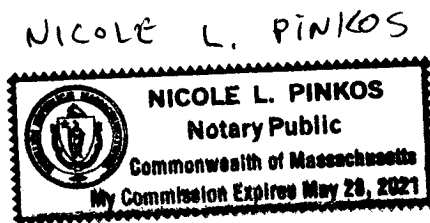
Jessica Cruz
Jessica Cruz f/k/a Jessica Holland

Commonwealth of Massachusetts

County of Worcester

On this 26 day of March, 2018, before me, the undersigned notary public, personally appeared **Anthony Cruz and Jessica Cruz f/k/a Jessica Holland**, proved to me through satisfactory evidence of identification, which were MA Driver License to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose as their free act and deed and who swore or affirmed to me that the contents are truthful and accurate to the best of their knowledge and belief.

Nicole L. Pinkos
Notary Public:
My Commission Expires:



May 28, 2021

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