

# 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: 06/17/2022 02:20 PM  
 Ctrl# 238818 11575 Doc# 00066557  
 Fee: \$1,368.00 Cons: \$300,000.00  
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Worcester South District Registry of Deeds  
 Kathryn A. Toomey, Register  
 90 Front St  
 Worcester, MA 01608  
 (508) 798-7717

**MASSACHUSETTS QUITCLAIM DEED**

**I, Michelle M. Emmott, f/k/a Michelle Matthews, being married, of Mendon, Massachusetts,**

**For consideration of Three Hundred Thousand and 00/100 (\$300,000.00) Dollars,**

**Grant to Maria Loja-Ilivicota, Manuel Castro-Loja, and Zoila Castro Loja, as joint tenants with rights of survivorship, now of 8 Eight Rod Road, Mendon, Massachusetts,**

**With Quitclaim Covenants**

**A certain tract or parcel of land with the buildings thereon, situated in Mendon, Worcester County Massachusetts, and being Lot #2 on a plan entitled 'Land in Mendon, Mass owned by Stephen L. Broughey, et ux Scale 1" equals 40' June 28, 1954. Plan is described as follows, to wit:- Said plan recorded with Worcester County in Plan Book 199, Page 85.**

**Beginning at a point in the northeasterly corner of the granted premises, said point being 197.16 feet from a drill hole on wall on the northwesterly side of Milford Street and at the southerly line of Old Eight Rod Road;**

**Thence S. 16 degrees 20' W. 100 feet, more or less;**

**Thence N. 70 degrees 45' W. 80 feet to a point;**

**Thence N. 16 degrees 20' E 100 feet, more or less, to a point on a wall;**

**Thence S. 70 degrees 45' E. 80 feet along a wall to the point of beginning.**

**Said premises are conveyed together with a right of way on the Old Eight Rod Road; and said premises are conveyed subject to and together with any other rights of way of record and particularly right to poles and wires conveyed by these mortgagors to Worcester County Electric Company et al. by instrument dated September 15, 1955 recorded with Worcester District Deeds, Book 3723, Page 538.**

**Being the same premises conveyed to the Grantor by Deed dated 06/05/2015 and recorded on 06/05/2015 at the Worcester County Registry of Deeds in Book 53814, Page 61.**

**Grantor hereby releases any and all rights of homestead she may have declared or acquired as to the above-described real estate, and under the pains and penalties of perjury she swears that she**

8 Eight Rod Road, Mendon, MA 01756

knows of no other person entitled to homestead rights in the property being conveyed by this Deed.

I, Matthew C. Emmott, joins in this Deed as the spouse of the Grantor, Michelle M. Emmott, who signs this Deed for the sole purpose of releasing any and all homestead rights that may have attached pursuant to Massachusetts General Laws 188.

[SIGNATURES ON NEXT PAGE]

WITNESS my hand and seal this 3 day of June, 2022.

Michelle M. Emmott,

COMMONWEALTH OF MASSACHUSETTS

Worcester County, ss

On this 3 day of June, 2022 before me, the undersigned notary public, personally appeared **Michelle M. Emmott**, proved to me through satisfactory evidence of identification, which was/were MA DL, to be the persons whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose and who swore or affirmed to me that the contents of the document stated under oath are truthful and accurate to the best of his knowledge and belief.



Notary Public:  
My Commission Expires: 7.19.24

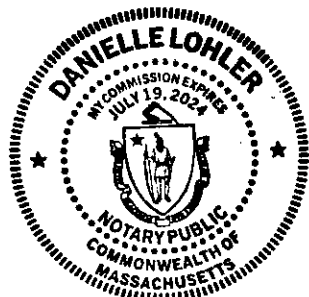
WITNESS my hand and seal this 3 day of June, 2022.

Matthew C. Emmott,

COMMONWEALTH OF MASSACHUSETTS

Worcester County, ss

On this 3 day of June, 2022 before me, the undersigned notary public, personally appeared **Matthew C. Emmott**, proved to me through satisfactory evidence of identification, which was/were MA DL, to be the persons whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose and who swore or affirmed to me that the contents of the document stated under oath are truthful and accurate to the best of his knowledge and belief.



Notary Public:  
My Commission Expires: 7.19.24