

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: 06/29/2023 12:50 PM
 Ctrl# 250594 15410 Doc# 00051699
 Fee: \$2,508.00 Cons: \$550,000.00

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

DEED

DETERMINATION, INC., a Massachusetts corporation with an address of 8 Uxbridge Road, Mendon, Worcester County, Massachusetts

for consideration paid and in full consideration of **FIVE HUNDRED FIFTY THOUSAND and 00/100 (\$550,000.00) DOLLARS**

grants to **EDUARDO MARINS DASILVA and RITA MARINS**, as tenants by the entirety, both of 65 Milford Street, Mendon, Worcester County, Massachusetts

with QUITCLAIM COVENANTS

A certain parcel of land including all buildings thereon on the easterly side of the road leading from said Mendon to Milford in said Mendon, bounded and described as follows, to wit:

Beginning a stake at the northeasterly corner of the granted premises on the easterly side of said road at the land of grantor; thence in a southeasterly direction 102.92 feet to a stake at the face of a brick wall of a garage owned by and on other land of the grantor; thence in a southwesterly direction through the center of an 18 inch stone dividing wall 28.55 feet to a stake; thence in a southerly direction still bounding on land of grantor 147 feet to a stake at other land of grantor, thence S 55° - 35' W 103.92 feet to a stake at an oak tree and bounded by Mendon Road 141.5 feet to the point of beginning.

Being all the same premises are shown on a "Plan of Land of Arthur Sabatinelli, Mendon, Mass. September 1944, Scale 1" = 20 feet by Eastman and Corbett Inc. C.E." said plan recorded with the Worcester District Registry of Deeds Plan Book 134, Plan 30.

Being a portion of the premises conveyed to Grantor by deed dated July 26, 2016, recorded with said Deed, Book 55697, Page 126.

Grantor hereby terminates and releases all rights of homestead and hereby states under the penalties of perjury that the property conveyed herein was not the owner occupied principal residence of the Grantor, or any person.

Property: 65 Milford Street, Mendon, MA 01756

This conveyance does not constitute the sale or transfer of all or substantially all of the assets of the Grantor within the Commonwealth of Massachusetts.

Grantor, as owner of the adjoining property at 69 Milford Street which share a wall in a garage between the premises conveyed herein and 69 Milford Street and which was the subject of a party wall agreement set forth in the deed at Book 13073, Page 74 (the "Agreement") which garage no longer exists, hereby terminates, releases and forever extinguishes said Agreement and any and all rights or obligations created thereby or related thereto.

EXECUTED AS A SEALED INSTRUMENT this 22nd day of June, 2023.

DETERMINATION, INC,
By:



Jason P. Meehan,
President and Treasurer

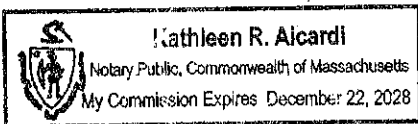
COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

On this 22nd day of June, 2023, before me, the undersigned notary public, personally appeared Jason P. Meehan, proved to me through satisfactory evidence of identification which was his driver's license, to be the person whose name is signed above and acknowledged to me that he signed it voluntarily for its stated purpose as President and Treasurer of **DETERMINATION, INC.**



- Notary Public



My commission expires: