

Worcester South District Registry of Deeds Electronically Recorded Document

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Recording Information

Document Number : 83509
Document Type : DEED
Recorded Date : September 09, 2014
Recorded Time : 01:39:30 PM

Recorded Book and Page : 52776 / 43
Number of Pages(including cover sheet) : 3
Receipt Number : 825079
Recording Fee (including excise) : \$795.32

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 09/09/2014 01:39 PM
Ctrl# 134798 10382 Doc# 00083509
Fee: \$670.32 Cons: \$147,000.00

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

QUITCLAIM DEED

I, Frances C. Murphy, a single woman, of 60 Cape Road, Mendon, MA 01756

In consideration of One Hundred Forty Seven Thousand (\$147,000.00) and 00/100 Dollars paid

Grant to Marcia Ducharme Dos-Santos and Sandro Dos-Santos, husband and wife as tenants by the entirety, both of 25 Federal Street, Blackstone, MA 01504,

WITH QUITCLAIM COVENANTS

See Exhibit A attached hereto and made a part hereof

Grantor hereby releases all rights of homestead and states that no other persons are entitled to any benefits of an existing estate of homestead.

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sale price greater than 120% of the short sale price until 90 days from the date of this deed. These restrictions shall run with land and are not personal to the Grantee.

EXECUTED AS A SEALED instrument this, the 5th day of September, 2014.

Frances C. Murphy
Frances C. Murphy

COMMONWEALTH OF MASSACHUSETTS

Worcester ss.

September 5th, 2014

On this 5th day of September, 2014, before me, the undersigned notary public, personally appeared Frances C. Murphy proved to me through satisfactory evidence of identification, which was a Massachusetts Driver's License, to be the person(s) whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Paula A. Nedder
Notary Public:

My Commission Expires: **Paula A. Nedder**
Notary Public
Commonwealth of Massachusetts
My Commission Expires
March 6, 2020



Property Address: 60 Cape Road, Mendon, MA 01756

EXHIBIT A

The land in said Mendon, with the buildings thereon, situated on the easterly side of Route 140 and adjoining premises conveyed by Lloyd W. Nelson, et ux, to Lloyd W. Nelson, by deed dated February 24, 1961, recorded with Worcester District Registry of Deeds, and bounded and described as follows:

PARCEL ONE:

Beginning at the northwesterly corner of the granted premises at a point on said Route 140 being 15 feet southerly of the southwesterly corner of Lot #11 as shown on plan entitled "Plan of Lots in Mendon, Mass. owned by Samuel H. & Rose Perron---", filed with Worcester Registry of Deeds, Plan Book 154, Plan 11, thence

EASTERLY 150 feet along said land conveyed to Lloyd W. Nelson to land now or formerly of Samuel H. Nelson, et ux.; thence

SOUTHERLY 85 feet along said Perron land; thence

WESTERLY in a line parallel to the first course 150 feet to said Route 140; thence

NORTHERLY 85 feet along said Route 140 to point of beginning.

Said premises are conveyed together with the benefit of all easements and subject to all restrictions, of record.

PARCEL TWO:

Beginning at the southwesterly corner of the granted premises which point is the northwesterly corner of other land of these grantees thence N. 74 degrees 02' 10" E. one hundred and fifty (150) feet to a point at land of Theodore E. and Louise E. Giatas, formerly Samuel H. Perron et ux, thence N. 15 degrees 57' 50" W. fifteen (15) feet to land formerly of these grantors, thence S. 74 degrees 02' 10" W. one hundred and fifty (150) feet by said other land formerly of these grantors to a point at said Route 140, thence S. 15 degrees 57' 50" E. fifteen (15) feet along Route 140 to the point of beginning.

Said premises are conveyed together with the benefit of all easements and subject to all restrictions, of record.

For title reference see Deeds recorded at Book 4378, Page 128 and Book 7317, Page 377.

ATTEST: WORC Anthony J. Vigliotti, Register