

# 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: 08/28/2017 03:19 PM  
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Fee: \$1,276.80 Cons: \$280,000.00  
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Worcester South District Registry of Deeds  
Anthony J. Vigliotti, Register  
90 Front St  
Worcester, MA 01608  
(508) 798-7717

PROPERTY ADDRESS 60 CAPE ROAD, MENDON

QUITCLAIM DEED

We, Marcia Ducharme Dos-Santos and Sandro Dos-Santos, a married couple of Port Saint Lucie, St. Lucie County, Florida, for consideration paid and in full consideration of Two Hundred Eighty Thousand and No/100 Dollars (\$280,000.00) grant to Chadd Maynard, Individually, hereafter of 60 Cape Road, Mendon, Worcester County, Massachusetts, husband and wife, as tenants by the entirety, with QUITCLAIM COVENANTS,

The land in said Mendon, Worcester County, Massachusetts, 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 in Book 4177, Page 75, and bounded and described as follows:

PARCEL ONE:

Beginning at the northwesterly corner of the granted premises at a point in said Route 140 being 15 feet southerly of the southwesterly corner of Lot #11 as shown on a 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.

**PARCEL TWO:**

**Beginning at the southwesterly corner of the granted premises which point is the northwesterly corner of the 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.**

**With the execution hereof, we, the within grantors, hereby release all rights of homestead we may have in the conveyed premises under Massachusetts General Laws, Chapter 188 and attest under the pains and penalties of perjury that there are no person who can claim such rights through us.**

**Meaning and intending to convey the same premises as were conveyed to the within grantors by Deed from Frances C. Murphy dated September 5, 2014 and recorded with the Worcester County Registry of Deeds on September 9, 2014 in Book 52776, Page 43.**

Witness my hand and seal this 24<sup>th</sup> day of August, 2017.

M. Ducharme - Dos Santos  
Marcia Ducharme Dos-Santos

STATE OF FLORIDA

St. Lucie County, ss.

On this 24<sup>th</sup> day of August, 2017, before me, the undersigned Notary Public, personally appeared the above-named Marcia Ducharme Dos-Santos, proved to me through satisfactory evidence of identification, which was/were [  ] state-issued driver's license and/or \_\_\_\_\_, to be the person whose name is signed on the preceding or attached document and acknowledged to me that he or she signed it voluntarily for its stated purpose.



Joseph Beck  
Notary Public: Joseph Beck  
My commission expires: 06/27/2019

Witness my hand and seal this 24 day of August, 2017

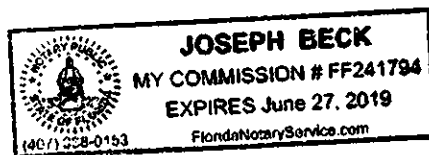
Sando Dos-Santos  
Sando Dos-Santos

STATE OF FLORIDA

St. Lucie County, ss.

On this 24<sup>th</sup> day of August, 2017, before me, the undersigned Notary Public, personally appeared the above named Sando Dos-Santos, proved to me through satisfactory evidence of identification, which was/were [  ] state-issued driver's license and/or \_\_\_\_\_, to be the person whose name is signed on the preceding or attached document and acknowledged to me that he or she signed it voluntarily for its stated purpose.

[Signature]  
Notary Public: Joseph Beck  
My commission expires: 06/27/2019



ATTEST: WORC Anthony J. Vigliotti, Register