

Worcester South District Registry of Deeds Electronically Recorded Document

This is the first page of the document – Do not remove

Recording Information

Document Number	: 62620
Document Type	: DEED
Recorded Date	: June 08, 2022
Recorded Time	: 03:23:48 PM
Recorded Book and Page	: 67720 / 1
Number of Pages(including cover sheet)	: 3
Receipt Number	: 1449327
Recording Fee (including excise)	: \$2,936.60

 MASSACHUSETTS EXCISE TAX
 Worcester District ROD #20 001
 Date: 06/08/2022 03:23 PM
 Ctrl# 238393 23414 Doc# 00062620
 Fee: \$2,781.60 Cons: \$610,000.00

Worcester South District Registry of Deeds
 Kathryn A. Toomey, Register
 90 Front St
 Worcester, MA 01608
 (508) 798-7717

Please return to:

Edmund L. Myers, Esq.
31 Hastings St., PO Box 163
Mendon, MA 01756

(SPACE ABOVE THIS LINE RESERVED FOR REGISTRY OF DEEDS USE)

MASSACHUSETTS QUITCLAIM DEED

I, Edwin A. Gidney, being married of 56 Cape Road, Mendon, Worcester County,
Massachusetts 01756.

For consideration paid and in full consideration of Six Hundred and Ten Thousand (\$610,000.00)
DOLLARS,

Grant to Jose Saeteros, individually, of 42 West St., Apt 2, Milford, Worcester, County,
Massachusetts 01757.

with *QUITCLAIM COVENANTS*

A certain tract or parcel of land in said Mendon with the buildings thereon bounded and
described as follows:

The land in said Mendon with the buildings thereon situated on the Easterly side of Route
140 being Lot numbered 12 and Lot numbered 11 on plan entitled "Plan of Lots in Mendon,
Mass. by Samuel H. and Rose Perron" November 21, 1947, filed with Worcester Registry of
Deeds, Plan Book 154, Plan 11 by Arthur H. Fitzgerald, bounded and described as follows:

Beginning at the northwesterly corner of the granted premises on said Route 140; thence

EASTERLY One hundred and fifty (150) feet along Lot #13; thence

SOUTHERLY Two hundred (200) feet along land, now or formerly of Samuel H.
Perrin, et ux; thence

WESTERLY In a line parallel with the first course, one hundred and fifty (150) feet
to said Route 140; thence

NORTHERLY Two hundred (200) 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, a record.

56 Cape Road, Mendon, MA 01756

The Grantors herein, hereby voluntarily releases all rights of Homestead, if any, as set forth in M.G.L. Chapter 188 and acknowledge that there is no other person or persons entitled to any homestead rights. For title see certificate of title number one 57128.

Being the same and all of the same premises conveyed to the grantor by deed of Giacinto R. Mazzenga dated May 31, 2002, recorded with the Worcester Deeds, Book 2669, Page 323.

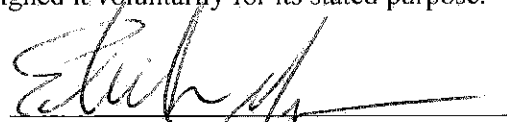
Witness our hand and seal this 7th day of June, 2022.


Edwin A. Gidney

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

On this 7th day of June, 2022, before me, the undersigned notary public, personally appeared Edwin A. Gidney, proved to me through satisfactory evidence of identification, being *Driver's License or other state or federal governmental document bearing a photographic image*, *My own personal knowledge of the identity of the signatory*, to be the person whose name is signed on the preceding document, and acknowledged to me that she signed it voluntarily for its stated purpose.


Notary Public: Edmund L. Myers, Esq.
My Comm. Expires: May 30, 2024

ATTEST: WORC Kathryn A. Toomey, Register