

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: 01/24/2023 02:37 PM
Ctrl# 246625 15500 Doc# 00006972
Fee: \$1,710.00 Cons: \$375,000.00

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

QUITCLAIM DEED

I, Rachael Porter, being an unmarried woman, of 4361 E. Edison Street, Tucson, Arizona 85712

For consideration paid and in full consideration of **THREE HUNDRED SEVENTY-FIVE THOUSAND (\$375,000.00) DOLLARS**

Grant to Simar House, Inc., a Massachusetts corporation duly organized and existing under the laws of the Commonwealth of Massachusetts, having a usual place of business at 5 Red Pine Lane, Wareham, MA 02571

with Quitclaim Covenants

The land the building thereon situated in Mendon, Worcester County, Massachusetts, as shown as Assessors Map 5, Parcel 35 on a "Plan of Land in Mendon, MA, Shea Engineering & Surveying, Inc. 76 Uxbridge Road, Mendon, MA 01756, tel. (508) 473-1183, Owned by Rachael Porter, 4361 E. Edison Street, Tucson, AZ 85712, scale 1'= 40', January 12, 2023 and recorded in Plan Book 968, Page 115.

The premises conveyed hereunder is subject to and with the benefit of, all rights, reservations, easements and restrictions of record, if any, to the extent the same are now in force and applicable and further subject to real estate taxes assessed for the current fiscal year, but not yet due and payable, which the Grantee, by acceptance hereof, assumes and agrees to pay.

Being the same premises conveyed by deed recorded with the Worcester South District Registry of Deeds in Book 68421, Page 397.

Grantor hereby states that they are not entitled to any benefits of an existing estate of Homestead, as this property is not their primary residence. They also state that no other persons are entitled to any benefits of an existing estate of Homestead.

Property Address: 35 North Avenue, Mendon, MA 01756

