

# Worcester South District Registry of Deeds Electronically Recorded Document

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## Recording Information

Document Number	: 62254
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Recorded Date	: July 31, 2023
Recorded Time	: 03:23:06 PM
Recorded Book and Page	: 69457 / 328
Number of Pages(including cover sheet)	: 4
Receipt Number	: 1527215
Recording Fee (including excise)	: \$3,141.80

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 MASSACHUSETTS EXCISE TAX  
 Worcester District ROD #20 001  
 Date: 07/31/2023 03:23 PM  
 Ctrl# 251734 24218 Doc# 00062254  
 Fee: \$2,986.80 Cons: \$655,000.00  
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Worcester South District Registry of Deeds  
 Kathryn A. Toomey, Register  
 90 Front St  
 Worcester, MA 01608  
 (508) 368-7000

Recording requested by:  
Bletzer & Bletzer PC

After Recording Return To:  
Adam McGeever and Summer McGeever  
35 North Avenue  
Mendon, MA 01756

### Quitclaim Deed

**SIMAR HOUSE INC., a Massachusetts Corporation, having a usual place of business at 5 Red Pine Lane, Wareham, Massachusetts, for consideration paid and in full consideration of SIX HUNDRED FIFTY-FIVE THOUSAND AND 00/100 DOLLARS (\$655,000.00), hereby grant to ADAM McGEEVER and SUMMER McGEEVER, Husband and Wife as Tenants by the Entirety, now of 68 School Street, Middleboro, MA 02346, with QUITCLAIM COVENANTS:**

The land and the buildings thereon situated in Mendon, Worcester County, Massachusetts, as shown as Assessors Map 8, Parcel 35 on a "Plan of Land in Mendon, MA, Shea Engineering & Surveying, Inc. 76 Uxbridge Road, Mendon, MA 01756, tel. (508) 473-1163, 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.

Meaning and intending to convey the same premises conveyed by deed dated January 20, 2023 recorded January 24, 2023 with the Worcester South District Registry of Deeds in Book 68755, Page 365.

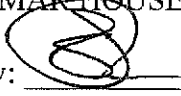
Grantor hereby states that they are not entitled to any benefits of an existing estate of Homestead, as this property is not their primary residence. They also state that no other persons are entitled to any benefits of an existing estate of Homestead.

The conveyance does constitute a sale or transfer in the ordinary course of the Grantor's business in the Commonwealth of Massachusetts.

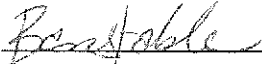
Property Address: 35 North Avenue, Mendon, Massachusetts 01756

Executed under seal this 26 day of July, 2023.

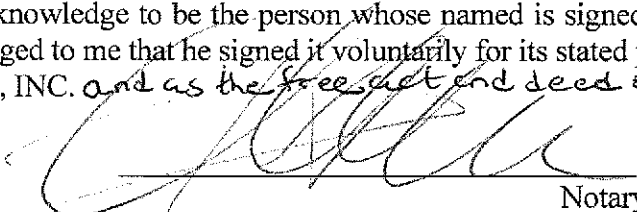
SIMAR HOUSE, INC., a Massachusetts Corporation

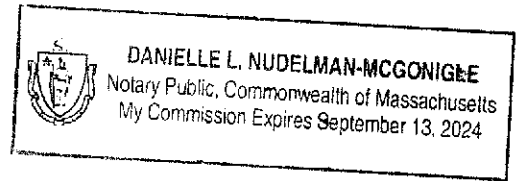
By:   
SIMON PRICE, President

COMMONWEALTH OF MASSACHUSETTS

, ss.

On this 26<sup>th</sup> day of July, 2023, before me, the undersigned notary public, personally appeared SIMON PRICE, President, as aforesaid and proved to me through satisfactory evidence of identification, which is personal knowledge to be the person whose named is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose as PRESIDENT of SIMAR HOUSE, INC. and as the free act and deed of Simar House Inc.

  
Notary Public  
My commission expires:



Executed under seal this 26 day of July, 2023.

SIMAR HOUSE, INC., a Massachusetts Corporation

By: *M. Price*  
MARGIT PRICE, Treasurer

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss.

On this 26<sup>th</sup> day of July, 2023, before me, the undersigned notary public, personally appeared MARGIT PRICE, Treasurer, as aforesaid and proved to me through satisfactory evidence of identification, which is personal knowledge to be the person whose named is signed on the preceding document, and acknowledged to me that she signed it voluntarily for its stated purpose as TREASURER of SIMAR HOUSE, INC. *and as the free act and deed of Simar House Inc.*

*[Handwritten Signature]*

\_\_\_\_\_  
Notary Public  
My commission expires:

