

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: 01/26/2021 10:59 AM
 Ctrl# 219516 23961 Doc# 00011654
 Fee: \$957.60 Cons: \$210,000.00

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

Quitclaim Deed

I, Lisa Holland, a married woman, of Milford, Worcester County, Massachusetts

For consideration paid and in full consideration of **Two Hundred Ten Thousand and 00/100 (\$210,000.00)**

Hereby grant to **Christopher Raymond Merolli, Individually, of 33 Bates Street, Mendon, Worcester County, Massachusetts**

With Quitclaim Covenants

The land in Mendon with the buildings thereon situated on the westerly side of Bates Street, so called, a former Massachusetts State highway, and bounded and described as follows:

BEGINNING at a cement bound at the northeasterly corner of the granted premises on the westerly side of said Street and at land now or formerly of one Merolli, formerly of one Valeika, which cement bound is 225.00 feet distance South, 0° 48' East of Mendon Highway bound; thence

SOUTH 0° 48' East by the westerly line of Bates Street, 100.0 feet to a point; thence

SOUTH 88° 18' West by remaining land of said Valeika, 364.60 feet to a point; thence

NORTH 0° 48' West by land of one McTurk, 100.0 feet to a cement bound; thence

NORTH 88° 18' East by said Merolli land, 364.60 feet to the bound at the point of beginning.

Being all a portion of the premises shown on Plan filed with Worcester District Deeds, Plan Book 161, Plan 22, entitled Plan of Land Sold by Robert McTurk to Lester P. Cramb, et ux, Mendon, Mass., August 1949, Francis J. Brennan, Surveyor, Uxbridge, Mass.

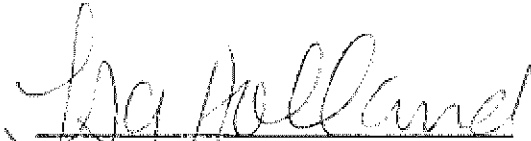
I, hereby state under oath this property is not a principal residence of any current or former spouse or civil partner and is therefore not subject to any homestead right pursuant to M.G. L. Chapter 188.

Property Address: 33 Bates Street, Mendon, Massachusetts 01756

Meaning and intending to convey the premises conveyed to the Grantor by Deed of Louis A. Beccia and Janet M. Beccia dated November 1, 2016 and recorded at the Worcester District Registry of Deeds in Book 56267, Page 218. Louis A. Beccia a/k/a Louis Anthony Beccia, holder of a life estate in the premises, died a resident of Mendon on September 9, 2017. Janet M. Beccia a/k/a Janet Marie Beccia, holder of a life estate in the premises, died a resident of Mendon on January 6, 2019. See Death Certificates recorded at said Deeds in Book 59949, Page 270 and Book 59949, Page 275, respectively.

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Witness my hand and seal this 25th day of January, 2021.

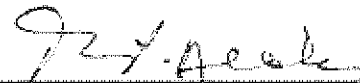


Lisa Holland


Commonwealth of Massachusetts

Middlesex, ss

On this 25th day of January, 2021, before me, the undersigned notary public, personally appeared Lisa Holland, proved to me through satisfactory evidence of identification, which was personal knowledge 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: Thomas P. Nealon
My Commission Expires: 4/23/2021

 **THOMAS P. NEALON**
Notary Public
Commonwealth of Massachusetts
My Commission Expires
April 23, 2021