

Worcester South District Registry of Deeds Electronically Recorded Document

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Recording Information

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Receipt Number	: 1332954
Recording Fee (including excise)	: \$3,164.60

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 04/20/2021 02:33 PM
Ctrl# 222124 16406 Doc# 00054205
Fee: \$3,009.60 Cons: \$660,000.00

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

QUITCLAIM DEED

We, Matthew D. Harrison and Dianne M. Harrison, married to each other, of Mendon, Massachusetts for consideration paid in full consideration of **Six Hundred Sixty Thousand Dollars and 00/100 (660,000.00)** grant to

Nicole S. Durand, a single women for a 50% interest as a Tenant in Common with Russell Joseph Jicha-Thompson and Derek Christopher Jicha-Thompson a fifty percent interest married to each other as Tenants by the Entirety now of 99
Providence Street, Mendon, MA 02140

with quitclaim covenants

PARCEL A

That certain parcel of land situated on the southwesterly side of Providence Road, Mendon, Worcester County, Massachusetts and being shown as Parcel B on that certain plan of land entitled "Plan of Land in Mendon, MA Prepared for Blueberry Development Trust 800 Providence Highway, Dedham, MA Scale 1"= 40' dated September 5, 1996 revised on October 8, 1996 Shea Engineering an Surveying Co., Inc. 76 Uxbridge Road, Mendon, MA 01756 which said plan is recorded at the Worcester South Registry of Deeds in Plan Book 715, Page 68

PARCEL B

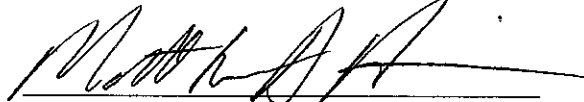
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Grantors hereby waive any and all homestead rights they have or may have had in the property described above and conveyed herein. Grantors also hereby swear and acknowledge under the pains and penalty of perjury that at the time of the delivery of this deed, no current or former spouse or any other persons are entitled to any benefits of an existing estate of homestead.

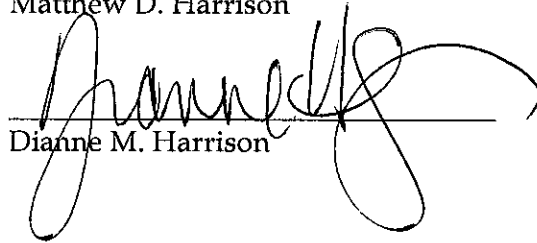
Meaning and intending to convey the same premises conveyed to Grantors by dated May 25, 2015 recorded at the Worcester South Registry of Deeds in Book 53766, Page 127

Property Address: 99 Providence Street, Mendon, MA 02140

Executed as a sealed instrument this 20 day of March, 2021.



Matthew D. Harrison



Dianne M. Harrison

Commonwealth of Massachusetts

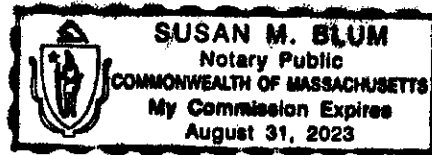
Worcester County,

On this 20 day of March, 2021, before me, the undersigned notary public, personally appeared **Matthew D. Harrison and Dianne M. Harrison**, proved to me through satisfactory evidence of identification, which was Mass. Driver License, to be the person whose names are signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



Notary Public:

My Commission Expires:



ATTEST: WORC Kathryn A. Toomey, Register