

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: 11/12/2021 01:06 PM
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Fee: \$.00 Cons: \$10.00

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

Property: 102 Bates Street, Mendon, MA

QUITCLAIM DEED

I, David O. Sanches, a/k/a David Sanches, a married man, of Mendon, Massachusetts individually, for consideration paid of TEN and 00/100 (\$10.00) DOLLARS grant to SANCHES REALTY, LLC, a Massachusetts limited liability company, with a principal office address of 8 Megan Court, Mendon, Massachusetts 01756

With QUITCLAIM COVENANTS the following described premises:

A certain parcel of land situated on the easterly and northeasterly side of Bates Street in the town of Mendon, County of Worcester, Commonwealth of Massachusetts and bounded and described as follows:

Beginning at a point on the northeasterly side of Bates Street which point is the southwesterly corner of land now or formerly of Carlo and Ida Molinari and being the most southerly corner of the parcel hereby described:

THENCE: running N. 42 degrees 46' W., 199.05 feet to a point of curve;

THENCE: northerly on a curved line having a 380.70 feet radius, 319.70 to a point of tangent;

THENCE: N. 5 degrees 26' E., 59.91 feet, the last three lines bounding on aforesaid Bates Street;

THENCE: S. 75 degrees 05' E., with land now or formerly of Florence Tancrell, 353.82 feet to the aforesaid Molinari land;

THENCE: S. 15 degrees 28' W., with said Molinari land and following a stone wall, 423.78 feet of the point of beginning.

Said parcel of land contains 2.37 acres, more or less.

I, David O. Sanches, hereby release and terminate any and all estates of homestead pursuant to M.G.L. Chapter 188 and state under the penalties of perjury that I do not have a spouse or former spouse who is entitled to claim an estate of homestead in the premises and there is no other person or persons entitled to any homestead rights other than the one executing this deed.

Meaning and intending to convey and hereby conveying the same premises acquired by deed of Kathleen Fleming and Susan Fleming, recorded in Book 59102, Page 1.

*[Remainder of Page Intentionally Left Blank]
[Signature Pages Follow]*

Witness my hand and seal this 12th day of November 2021

David O. Sanches
David O. Sanches

COMMONWEALTH OF MASSACHUSETTS

Middlesex County, ss.

November 12, 2021

On this 12th day of November 2021 personally appeared David O. Sanches and proved to me through satisfactory evidence of identification which was drivers license to be the person whose name is/are signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose as his/her/their free act and deed.

Nicholas Toyias Notary
My commission expires 01/17/23

