



2024 00065533

Bk: 70897 Pg: 262

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MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 08/15/2024 01:37 PM
Ctrl# 262268 11986 Doc# 00065533
Fee: \$237.12 Cons: \$51,516.00

QUITCLAIM DEED

I, **Bradley Keites**, an unmarried man, of 28 Maple Street, Mendon, MA 01756,

for consideration paid of Seven Hundred Fifty-Five Thousand Dollars and No Cents (\$755,000.00)*

grant to **Michael John Murdock and Erin Leigh Matson Murdock**, Husband and Wife, Tenants by the Entirety, now of 28 Maple Street, Mendon, MA 01756

with QUITCLAIM covenants

A certain parcel of land with all the buildings and improvements thereon situated on the southerly side of County Road, formerly called the Turnpike, nearly opposite to the Unitarian Meeting House, in the Center Village of the Town of Mendon, County of Worcester and Commonwealth of Massachusetts, bounded and described as follows:

Beginning at a point on said Road at land now or formerly of Gustavus B. Williams;

THENCE southerly, bounding westerly on land of said Gustavus B. Williams to a corner at land now or formerly of Julius A. George;

THENCE turning and running easterly, bounding southerly by land of said George to a corner at land now or formerly of Royal M. Wheelock;

THENCE turning and running northerly, bounding easterly on land of said Wheelock to the Road aforesaid;

THENCE turning and running westerly by said Road to the point of beginning.

Said premises are hereby conveyed together with a right of way particularly set forth in that certain deed from Rachel S. Wheelock to Edward C. Kingsley dated August 22, 1889 and recorded in said Registry of Deeds in Deed Book 1370, 225.

Grantors hereby states under the pains and penalties perjury that no other person is entitled to homestead rights to this property and hereby releases all homestead rights if any with this conveyance.

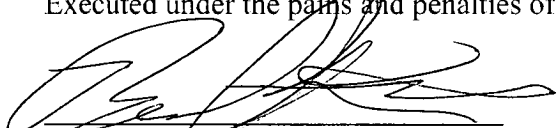
*** Subject to Grantor's existing mortgage to MERS as nominee for Guaranteed Rate Affinity, LLC having a principal balance of \$703,484.00 and recorded with the Worcester District Registry of Deeds in Book 65670, Page 321, which Grantee assumes and agrees to pay. See Addendum to Transfer Deed attached hereto.**

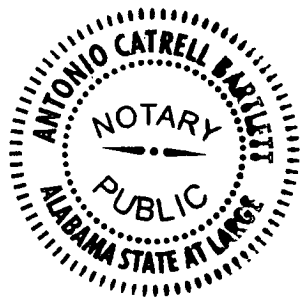
Consideration for tax stamps is \$51,516.00.

Being the same premises conveyed by deed recorded with the Worcester County Registry of Deeds on 07/22/2021 in Book 65670, Page 316.

Property Address: 28 Maple Street, Mendon, MA 01756

Executed under the pains and penalties of perjury this 30 day of July, 2024.



Bradley Keites



State of Alabama,

County of Madison, ss.

On this 30 day of July, 2024, before me, the undersigned notary public, personally appeared, **Bradley Keites** proved to me through satisfactory evidence of identification, which were ALDL, to be the person whose name is signed above, and acknowledged to me that they signed it freely and voluntarily for its stated purpose and who swore or affirmed to me that the contents of this document are truthful and accurate to the best of their knowledge and belief.


Notary Public:
My Commission Expires: 2/26/28

ADDENDUM TO TRANSFER DEED - VA ASSUMPTION CLAUSE:

The Grantees, as part of the purchase price and consideration for this deed, assume and agree to pay the indebtedness evidenced by the mortgage (or deed of trust) made by BRADLEY KEITES (original borrower) to Guaranteed Rate Affinity, LLC a Delaware Limited Liability Company (original lender). This mortgage is recorded in the office of Worcester County, Massachusetts in Recording No. 102292, Book 65670, Page 321. For the same consideration Grantees also agree to assume the obligations of BRADLEY KEITES (Name of veteran) under the terms of the instruments creating the loan to indemnify the Department of Veterans Affairs (VA) to the extent of any claim payment arising from the guaranty or insurance of the indebtedness mentioned above. This liability to VA is under the authority of Chapter 37, Title 38 of the United States Code, and supersedes any State or local law barring or limiting deficiencies following foreclosure of real property.