

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: 11/12/2015 03:27 PM
 Ctrl# 148331 31015 Doc# 00119918
 Fee: \$1,710.00 Cons: \$375,000.00

Worcester South District Registry of Deeds
 Anthony J. Vigliotti, Register
 90 Front St
 Worcester, MA 01608
 (508) 798-7717

QUITCLAIM DEED

I, **ERIC HOLLANDER**, a married man, of Franklin, Norfolk County, Massachusetts,

for consideration paid and in full consideration of: Three Hundred Seventy Five Thousand and 00/100 Dollars (\$375,000.00),

grant to: **16 CAPE ROAD, LLC**, a Massachusetts Limited Liability Company having an office at 132 Central Street, Milford, MA 01757,

with QUITCLAIM COVENANTS,

The land with all of the buildings and improvements thereon, located in Mendon, Worcester County, Massachusetts, described as follows:

PARCEL ONE:

A certain parcel of land together with all of the buildings thereon, situated on the easterly side of Woonsocket Road, so called in Mendon, Worcester County, Massachusetts and bounded and described as follows:

Beginning at the northwesterly corner of the granted premises at land of W. J. Bullard and near the Woonsocket Road; thence easterly along a stone wall by said Bullard land to land of Maud B. Ripley; thence easterly in a straight line with said stone wall along said Ripley land to a stone wall at the land of Edward Vogel; thence southerly along a stone wall by said Vogel land to a drill hole in a stone; thence westerly along land of Martha Bailey to an apple tree about fifteen feet ease of said Woonsocket Road, thence westerly to the Woonsocket Road; thence northerly along said Woonsocket Road to the place of beginning.

PARCEL TWO:

The land in Mendon, Worcester County, Massachusetts, shown as lots A and B on a plan of land entitled, "Plan of Land in Mendon, Mass.," dated 1936, Henry W. Gaskill, C.E., said plan is being recorded with the Worcester District Registry of Deeds in Plan Book 89, Plan 13.

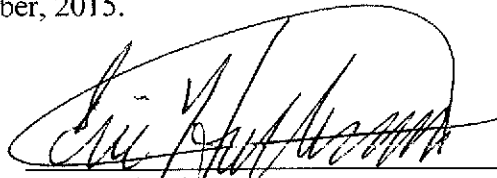
PROPERTY ADDRESS: 16 CAPE ROAD, MENDON, MA 01756

16 Cape Road, Mendon MA 01756

The grantor hereby releases any and all rights of homestead in the property to which he may be entitled to under the laws of the Commonwealth of Massachusetts and certifies under the pains and penalties of perjury that at the time of the delivery of this deed, no current or former spouse or any other person is entitled to any homestead rights in said property, as this property is not the grantor's primary residence.

Meaning and intending to convey and hereby conveying the same premises conveyed to the grantor by deed of Joanne Spector as Guardian of Harold McEwen, dated July 10, 2003, recorded with the Worcester District Registry of Deeds in Book 30752, Page 111.

Witness my hand and seal this 12 day of November, 2015.


Eric Hollander


Worcester
Norfolk, ss.

COMMONWEALTH OF MASSACHUSETTS

November 12, 2015

On this 12 day of November, 2015, before me, the undersigned notary public, personally appeared the above-named Eric Hollander, proved to me through **satisfactory evidence of identification, being a Massachusetts Driver's License**, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose.




Notary Public:
My Commission Expires: 3/17/17