

# Worcester South District Registry of Deeds Electronically Recorded Document

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## Recording Information

Document Number	: 24692
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Recording Fee (including excise)	: \$1,379.00

\*\*\*\*\*  
 MASSACHUSETTS EXCISE TAX  
 Worcester District ROD #20 001  
 Date: 03/11/2016 11:16 AM  
 Ctrl# 151865 30983 Doc# 00024692  
 Fee: \$1,254.00 Cons: \$275,000.00  
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Worcester South District Registry of Deeds  
 Anthony J. Vigliotti, Register  
 90 Front St  
 Worcester, MA 01608  
 (508) 798-7717

## QUITCLAIM DEED

New England Futbol Club, Inc., a Massachusetts corporation, with a principal place of business of 50 Pleasant St., Mendon, Massachusetts,

for consideration paid, and in full consideration of Two Hundred Seventy-Five (\$275,000.00) dollars

grant to Wenger Realty, LLC, a Massachusetts limited liability company with a principal place of business of 1040 South Main Street, Bellingham, Massachusetts

with quitclaim covenants,

That certain parcel of land with the buildings thereon situated in Mendon, in the County of Worcester and Commonwealth of Massachusetts, shown as Parcel B on a Plan of Land entitled "Plan of Land, New England F.C. Owner, 35 Cape Road, Mendon, Massachusetts" prepared by Maddigan Land Surveying, LLC recorded with Worcester South Registry of Deeds on February 26, 2016 at Plan Book 918, Page 47 to which plan reference is hereby made for a more particular description.

The grantor herein certifies that the within conveyance is not a sale of all or substantially all of the assets of New England Futbol Club, Inc., the grantor herein

Hereby conveying a portion of the premises conveyed to the grantor herein by deed of Douglas Kempton recorded with Worcester South Registry of Deeds in Book 54840, Page 256.

PROPERTY ADDRESS: PARCEL B; CAPE ROAD AND BATES STREET, MENDON, MA

Witness my hand and seal this 9<sup>th</sup> day of March, 2016.

New England Futbol Club, Inc.

By: Brian Mazar  
Brian Mazar, its President

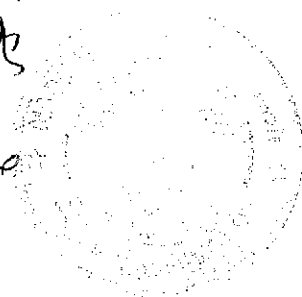
COMMONWEALTH OF MASSACHUSETTS

WORCESTER County

On this 9<sup>th</sup> of March, 2016, before me, the undersigned notary public, personally appeared Brian Mazar, President of New England Futbol Club, Inc., proved to me through satisfactory evidence of identification, which were MASS PRIV LIC. (source of identification), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Martin Joseph Alfonzo  
(official signature and seal of notary)

My commission expires: 12/16/2016



Witness my hand and seal this 8<sup>th</sup> day of March, 2016.

New England Futbol Club, Inc.

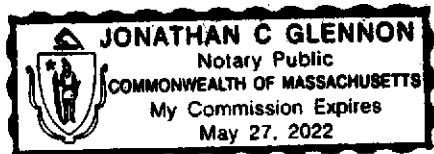
By: Deborah Schreiber  
Deborah Schreiber, its Treasurer

COMMONWEALTH OF MASSACHUSETTS

Middlesex County

On this 8<sup>th</sup> of March, 2016, before me, the undersigned notary public, personally appeared Deborah Schreiber, Treasurer of New England Futbol Club, Inc., proved to me through satisfactory evidence of identification, which were driver's license (source of identification), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

[Handwritten Signature]



(official signature and seal of notary)  
My commission expires: 05/27/2022