

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: 11/10/2016 02:57 PM
Ctrl# 161780 09941 Doc# 00129846
Fee: \$729.60 Cons: \$160,000.00

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

Prepared By: Stephanie Lorange
 Please return to: Liberty Title & Escrow Company
 275 West Natick Road
 Warwick, RI 02886

QUITCLAIM DEED

THIS DEED, made this 9 day of September, 2016, by and between **The Bank of New York Mellon f/k/a The Bank of New York**, as Trustee for the Certificateholders of the **CWABS, Inc., Asset-Backed Certificates, Series 2006-13**, of 8742 Lucent Blvd., Ste. 575, Highlands Ranch, CO 80129, hereinafter referred to as "Grantor", party of the first part; and **Richard McAloon, Individually**, with a mailing address of 149 Brookfield Road, Brimfield, MA 01010, hereinafter referred to as "Grantee", party of the second part.

That for and in consideration of the sum **One Hundred Sixty Thousand and 00/100 Dollars (\$160,000.00)**, the consideration received therefore by the Grantor for the conveyance made hereby, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor, subject to the matters described herein, does hereby grant, bargain, sell and convey to the Grantee, in fee simple, and with QUITCLAIM COVENANTS, all that certain lot or parcel of land, together with the improvements thereon and appurtenances thereunto, as described below. Said property being situated in the Town of Mendon, having an address of 166 Millville Road, and being more particularly described as follows, to-wit:

A certain parcel of land with the buildings thereon, situated on the easterly side of Millville Road in Mendon, Worcester County, Massachusetts, shown as Lot 1 on plan of land entitled: "Plan of Land Located in Mendon, Massachusetts owned by: Edward J. Lamothe and Evelyn F. Lamothe, Scale 1" = 80', Date: May 9, 1988, Land Planning Engineering & Survey, 167 Hartford Ave., Bellingham, Mass.": said plan filed with the Worcester District Registry of Deeds at Plan Book 601, Plan 120.

Said Lot 1 containing 1.50 acres+/-, according to said plan.

Said Lot 1 is conveyed with the benefit of a Sewer Easement with all rights attendant thereto including but not limited to repair, maintain and replace the present system over Lot 2 of said plan. Said Sewer Easement is more particularly described as shown on plan entitled: "Sewer Easement Plan of Land Located in Mendon, Massachusetts, Owned By: Q.D.C. Inc., One Grafton Common, Box 6, Grafton, MA, 01519, 839-9526, Scale: 1" = 40', Date Aug. 2, 1988, Land Planning Engineering & Survey, 167 Hartford Ave., Bellingham, MA, 02019, Phone: 966-4130"; said plan recorded with said Worcester Deeds in Plan Book 604, Plan 22.

Being the same property conveyed to The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-13, by Foreclosure Deed dated May 26, 2016 and recorded on August 8, 2016 in Book 55769 at Page 313 in the Worcester (South) County Registry of Deeds.

Property Address: 166 Millville Road, Mendon, MA 01756

Property Address: 166 Millville Road, Mendon, MA 01756

Parcel ID#: 21-166-0R

This Property does not constitute all or substantially all of the assets of the corporation.

Witness the following Signatures and Seals,

The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-9 by its Attorney in Fact Specialized Loan Servicing, LLC,*

BY: _____

Printed Name: _____

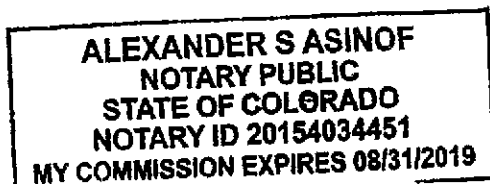
STATUTORY AUTHORITY:

Jeff Harnish, Assistant Vice President
Specialized Asset Management, LLC
as Attorney in Fact

For Specialized Loan Servicing, LLC

State of **Colorado**
County of **Douglas**

I hereby certify that on this 9 day of September, 2016, before me, the subscriber, Notary Public of the State aforesaid, personally appeared **Jeff Harnish** its representative of **Specialized Loan Servicing, LLC as Attorney in Fact for The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-9**, whose name is subscribed to the within instrument, and acknowledged the foregoing deed to be his/her act under authority of the Grantor and the free act and deed of the Grantor, and also certify, under penalties of perjury, that the consideration recited herein is true and correct.



Notary Public:
My Commission Expires:

*Specialized Loan Servicing, LLC Power of Attorney recorded in Book 55782 at Page 358 in the Worcester (South) County Registry of Deeds.

*Specialized Asset Management, LLC Power of Attorney recorded in Book 54579 at Page 323 in the Worcester (South) County Registry of Deeds.

ATTEST: WORC Anthony J. Vigliotti, Register