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MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 12/20/2013 10:21 AM
Ctrl# 127505 19050 Doc# 00148276
Fee: \$1,755.60 Cons: \$385,000.00

QUITCLAIM DEED

We, Walter Luczkow and Katrina A. Luczkow, husband and wife, residing at 96 North Avenue, Mendon, Massachusetts, Worcester County, for Three Hundred Eighty-Five Thousand Dollars (\$385,000.00), consideration paid, grant with quitclaim covenants to John B. Sayewich, III and Nina Sayewich Terenzi, husband and wife, as tenants by the entirety, both of Hopedale, Massachusetts:

45 INMAN ST 01747

The certain parcel of land on the westerly side of North Avenue in Mendon, Massachusetts being the same premises conveyed to M. Morton Goodnow et ux. by Donald W. Goodnow et als., by deed dated December 27, 1956, recorded with the Worcester District Registry of Deeds, Book 3834, Page 16, and bounded and described in said deed as follows:

"A certain tract or parcel of land, with the buildings thereon, situated on the westerly side of North Avenue, in said Mendon, and being more particularly bounded and described as follows, to wit: -

Beginning at the northeasterly corner of the granted premises at a point in the westerly line of said Avenue at land of one Simmons which point is .77 feet distant S. 55° 50' 19" W. of a stone bound;

thence S. 25° 21' 25" E. by the westerly line of said Avenue 184.41 feet to a point;

thence S. 65° 00' 19" W. by remaining land of the grantors to be conveyed to Everett F. Goodnow et ux., 234.17 feet to a stake;

thence N. 20° 23' 36" W. by land of one Mahern, formerly of one Quigley, 149.21 feet to a stake;

thence N. 55° 50' 19" E. in part by said last mentioned land and in part by said Simmons land 139.73 feet to a stone bound;

thence continuing the same course by said Simmons land 84.23 feet to the point of beginning."

For title see deed of John M. Watt, Jr. and Dorothy Ann Watt to Walter Luczkow and Katrina A. Luczkow, dated June 22, 1976 and recorded with the Worcester District Registry of Deeds, Book 5963, Page 297.

96 North Avenue, Mendon

By their execution hereof, the Grantors hereby release any and all rights of homestead or other interest they had or may have herein.

Executed as a sealed instrument this 20th day of 2013.

Walter Luczkow
Walter Luczkow

Katrina A. Luczkow
Katrina A. Luczkow

COMMONWEALTH OF MASSACHUSETTS

Worcester County, ss.

December 20, 2013

On this date, before me, the undersigned Notary Public, personally appeared Walter Luczkow and Katrina A. Luczkow, proved to me through satisfactory evidence of identification (MA DRIVER'S LICENSE) to be the persons whose names are signed on the attached document, and they acknowledged to me that they signed the same voluntarily for its stated purpose. as their free act and deed

W. Robert Knapik
_____, Notary Public
My Commission Expires _____



W. ROBERT KNAPIK
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
December 26, 2014