

Worcester South District Registry of Deeds Electronically Recorded Document

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Recording Information

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Recording Fee (including excise)	: \$3,119.00

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 07/15/2022 12:25 PM
Ctrl# 240006 07015 Doc# 00077534
Fee: \$2,964.00 Cons: \$650,000.00

Worcester South District Registry of Deeds
Kathryn A. Toomey, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

51 North Avenue, Mendon, Massachusetts

Quitclaim Deed

Country Homes, LLC, a Massachusetts limited liability company, with a principal place of business at 18 Pleasant Street, Mendon, Worcester County, Massachusetts

for consideration of Six Hundred Fifty Thousand and 00/100 (\$650,000.00) Dollars paid

grants to Paul Andrew Arcidiacono and Heather Keefe, as Joint Tenants, now of 51 North Avenue, Mendon, Worcester County, Massachusetts 01756

with quitclaim covenants

A certain parcel of land with buildings thereon situated on the northeasterly side of North Avenue in Mendon, Worcester County, Massachusetts, which said parcel is shown as Lot 1 on a plan entitled "PLAN OF LAND LOCATED AT 51 NORTH AVENUE MENDON, MASS SCALE: 40 FEET TO AN INCH DATE: JUNE 16, 2022" which plan is recorded with the Worcester District Registry of Deeds in Plan Book 965, Plan 31 (the "Plan") and to which plan reference may be made for a more particular description of said Lot 1.

Said Lot 1 contains an area of 70,467 square feet according to said plan.

Said premises are conveyed together with a permanent, non-exclusive easement, as described herein, over, under and through that portion of Lot 2 shown as "Use Easement 4,757 Sq Ft" on a plan entitled "USE EASEMENT LOT 2 49B NORTH AVENUE MENDON, MA JULY 20, 2022 SCALE 1" = 40" by GW SITE SOLUTIONS 248 ELM STREET BLACKSTONE, MASSACHUSETTS 01504 TEL: (508) 553-9233 FAX: (508) 876-2258" recorded with said Deeds in Plan Book 965, Plan 32.

This easement allows Grantees, their successors and assigns, the right to enter the easement area to take all reasonable actions to install, utilize, maintain, repair and replace the septic system located thereon serving the premises on Lot 1 as shown on the Plan for all purposes for which septic systems are commonly used in the Town of Mendon.

Once any work is commenced within the easement area, it shall be completed without any delay or stoppage. Upon completion, Grantee and Grantee's successors and assigns shall leave the easement area in a neat and orderly condition, restoring any disturbed areas to substantially the same condition as existed prior to commencing work, including, but not limited to, restoring the disturbed landscaping and lawn, said restoration to take place as soon as practical given seasonal conditions

Subject to all easements, restrictions, and reservations of record if any there be in force and applicable.

Being a portion of the premises conveyed to grantor by deed dated December 31, 2022, recorded with said Deeds in Book 66873, Page 9.

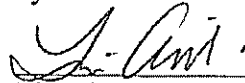
I hereby state under the penalties of perjury that the property conveyed herein was not the owner occupied principal residence of the grantor or the grantor's spouse or former spouse.

SIGNATURE PAGE FOLLOWS

Executed as a sealed instrument this 14th day of July, 2022.

County Homes, LLC

by:




Timothy J. Aicardi

its manager, duly authorized

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

On this 14th day of July, 2022, before me, the undersigned notary public, personally appeared Timothy J. Aicardi, proved to me through personal knowledge to be the person whose name is signed on the preceding or attached documents and he acknowledged to me that he signed it voluntarily, for its stated purpose, as Manager of Country Homes, LLC, a Massachusetts limited liability company.



- Notary Public

My Commission Expires: 11/7/25

Steven A. Greenwald
Notary Public
Commonwealth of Massachusetts
My Commission Expires 11/7/2025

ATTEST: WORC Kathryn A. Toomey, Register