

# 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: 09/29/2017 11:18 AM  
 Ctrl# 174063 28582 Doc# 00107972  
 Fee: \$1,657.56 Cons: \$363,500.00  
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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**

We, John S. Polovitch, Jr. and Diane M. Polovitch, Husband and Wife, as Tenants by the Entirety, of Conway, South Carolina

For consideration of THREE HUNDRED SIXTY THREE THOUSAND FIVE HUNDRED AND 00/100 (\$363,500.00) DOLLARS PAID

Grant to Bryan M. Felton and Shayna J. Felton, Husband and Wife, as Tenants by the Entirety, now of 38 Park Street, Mendon, Worcester County, Massachusetts

***With Quitclaim Covenants***

**Parcel I**

A certain tract or parcel of land situated on the easterly side of Park Street in Mendon, Worcester County, Massachusetts known as Parcel "B" on a plan of land entitled "Plan of Land in Mendon, MA, Prepared for Gerald T. Donahue, 38 Park Street - Mendon, MA Scale 1" = 30' Date: July 8, 2002 Shea Engineering & Surveying, Inc. 76 Uxbridge Road, Mendon, MA 01756", which plan is recorded with the Worcester District Registry of Deeds in Plan Book 788, Plan 123, and to which plan reference is hereby made for a more particular description.

Parcel "B" contains 2,500 square feet of land, according to said plan.

Said premises are conveyed together with and subject to all rights, restrictions and easements of record insofar as the same are still in force and applicable.

Property Address: 38 Park St., Mendon MA 01756

**Parcel II**

The land with the buildings thereon situated in Mendon, Worcester County, Massachusetts on the easterly side of Park Street, bounded and described as follows:

Beginning at the southwesterly corner of the premises herein described at corner of walls and at land now or formerly of one Daniels and one the easterly side of said street;

Thence S. 76° 57' E., with stone wall and said Daniels land, 194.40 feet to a drill hole in a stone wall;

Thence N. 12° E. 127.06 feet to a corner;

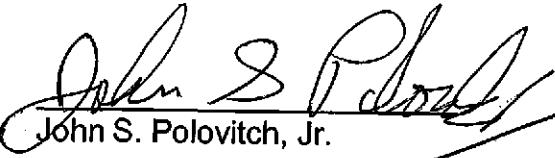
Thence N. 64° 14' W., 139.08 feet to a drill hole in the stone wall on the easterly side of said street;

Thence southwesterly with said street, following the center of the wall, 167.60 feet to the point of beginning.

Grantors hereby release their rights of Homestead and further state under the pains and penalties of perjury that no other person is entitled to the benefits of an existing estate of Homestead.

Being the same premises conveyed to Grantors by deed recorded in the Worcester District Registry of Deeds in Book 28925, Page 203.

Witness my hand and seal this 21<sup>st</sup> day of September, 2017.

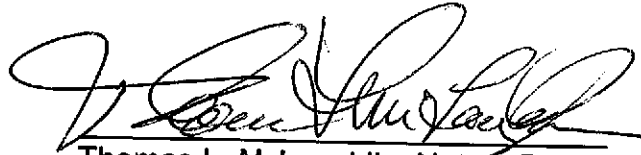
  
John S. Polovitch, Jr.

COMMONWEALTH OF MASSACHUSETTS

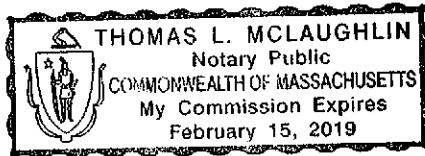
Worcester, SS

September 21 2017

On this 21<sup>st</sup> day of September, 2017, before me, the undersigned notary public, personally appeared John S. Polovitch, Jr. aforesaid and acknowledged the foregoing instrument to be his free act and deed, proved to me through satisfactory evidence of identification, which was a Massachusetts Driver's Licenses 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.



Thomas L. McLaughlin, Notary Public  
My Commission Expires: 2/15/2019



Witness my hand and seal this 12 day of September, 2017.

*Diane M. Polovitch*  
Diane M. Polovitch

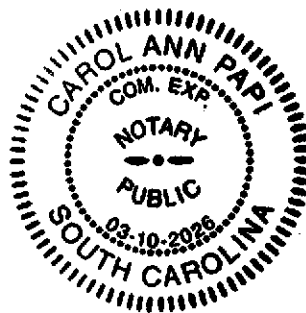
STATE OF SOUTH CAROLINA

COUNTY: *Horry*

September 12, 2017

On this 12<sup>th</sup> day of September, 2017, before me, the undersigned notary public, personally appeared Diane M. Polovitch aforesaid and acknowledged the foregoing instrument to be her free act and deed, proved to me through satisfactory evidence of identification, which was a Driver's Licenses 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.

*Carol Ann Papi*  
Notary Public  
My Commission Expires: 3-10-26



ATTEST: WORC Anthony J. Vigliotti, Register