

# 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: 09/05/2019 03:35 PM  
Ctrl# 200558 00579 Doc# 00090966  
Fee: \$3,192.00 Cons: \$700,000.00  
\*\*\*\*\*

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

Prepared by:  
 CONSIGLI AND BRUCATO, PC  
 189 Main St., P.O. Box 170  
 Milford, MA 01757

## Quitclaim Deed

Property Address: 39-41 Providence Street, Mendon, MA 01756

We, **BRIAN D. TESTA**, who is married to **CYNTHIA C. TESTA**, of 42 Duck Pound Drive, Groton, County of Middlesex, Commonwealth of Massachusetts, **JOSEPH N. TESTA, JR.**, who is married to **PAULA A. TESTA**, of 3443 South East Hart Circle, Port St. Lucie, County of St. Lucie, State of Florida, **THOMAS A. TESTA**, who is unmarried, of 234 Lincoln Street, Blackstone, County of Worcester, Commonwealth of Massachusetts, and **LORETTA A. CONSIGLI**, who is married to **FREDRICK A. CONSIGLI, JR.** of 145 Tipperary Drive, Northbridge, County of Worcester, Commonwealth of Massachusetts

For full consideration paid of **SEVEN HUNDRED THOUSAND and 00/100 (\$700,000.00) DOLLARS**

Grant to **APPLEWOOD, LLC**, a duly organized and existing Massachusetts Limited Liability Company having a business address of 67 Cape Road, Mendon, County of Worcester, Commonwealth of Massachusetts,

with *Quitclaim Covenants*

The land off **Providence Street, Mendon**, Worcester County, Massachusetts being shown as **Lots 1-8, inclusive, and Open Space Parcels A, B and C, inclusive, the land marked "Remaining Land of Testa 76,190 SF ±"** together with Road "A," all as shown on a Plan of Land entitled, " 'Applewood' Open Space Community Definitive Plan of Land in Mendon, Massachusetts Date: November 8, 2018," as revised, Scale 1" = 40' by Guerriere & Halnon, Inc., said Plan recorded with the Worcester District Registry of Deeds in **Plan Book 944, Plan 26**, and to which Plan reference may be made for a more particular description of said lots, parcels and road.

Lot 1 contains 48,926 SF± of land according to said Plan.  
 Lot 2 contains 61,312 SF± of land according to said Plan.  
 Lot 3 contains 73,443 SF± of land according to said Plan.  
 Lot 4 contains 40,717 SF± of land according to said Plan.  
 Lot 5 contains 40,144 SF± of land according to said Plan.  
 Lot 6 contains 40,772 SF± of land according to said Plan.

Lot 7 contains 41,832 SF± of land according to said Plan.

Lot 8 contains 48,251 SF± of land according to said Plan.

Remaining Land of Testa contains 76,190 SF ± according to said Plan.

Open Space Parcel A contains 81,716± of land according to said Plan.

Open Space Parcel B contains 20,430 SF± of land according to said Plan.

Open Space Parcel C contains 1,067,017 SF± of land according to said Plan.

This conveyance is made subject to a Right of Way reserved in a Deed recorded with said Deeds in Book 2372, Page 470, if affecting locus.

This conveyance is made subject to terms of an Instrument recorded with said Deeds in Book 2431, Page 454, regarding highway relocation in Providence Street.

See Certificate of Approval and Decision of Mendon Planning Board recorded with said Deeds in Book 60835, Page 212.

See Order of Conditions, Mendon Conservation Commission recorded with said Deeds in Book 60817, Page 202.

We, **BRIAN D. TESTA** and **CYNTHIA C. TESTA**, being married to each other, hereby waive and release any and all Rights of Homestead that we may have in the above-described property and hereby state and certify that, to the best of our knowledge and belief, no other persons are entitled to the protection of the Homestead Act on this Property.

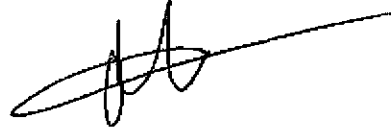
We, **JOSEPH N. TESTA, JR.** and **PAULA A. TESTA**, being married to each other, hereby waive and release any and all Rights of Homestead that we may have in the above-described property and hereby state and certify that, to the best of our knowledge and belief, no other persons are entitled to the protection of the Homestead Act on this Property.

I, **THOMAS A. TESTA**, being unmarried, hereby waive and release any and all Rights of Homestead that I may have in the above-described property and hereby state and certify that, to the best of my knowledge and belief, no other persons are entitled to the protection of the Homestead Act on this Property.

We, **LORETTA A. CONSIGLI** and **FREDRICK A. CONSIGLI, JR.** being married, hereby waive and release any and all Rights of Homestead that we may have in the above-described property and hereby state and certify that, to the best of our knowledge and belief, no other persons are entitled to the protection of the Homestead Act on this Property.

Being all and the same premises conveyed to **JOSEPH N. TESTA** and **JUNA E. TESTA** by Deed of **BERARDI LOAN COMPANY, INC.** dated June 15, 1962 and recorded with said Deeds on June 18, 1962 in Book 4288, Page 305. See **ESTATE OF JUNA E. TESTA**, Worcester Probate and Family Court Docket No. WO16P2720EA.

EXECUTED AS A SEALED INSTRUMENT UNDER THE PAINS AND PENALTIES OF  
PERJURY THIS 20<sup>th</sup> DAY OF AUGUST, 2019.



BRIAN D. TESTA

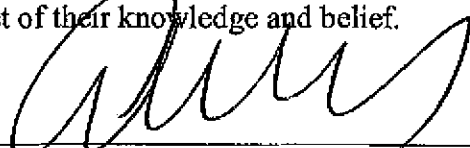


CYNTHIA C. TESTA

**COMMONWEALTH OF MASSACHUSETTS**

Worcester, ss

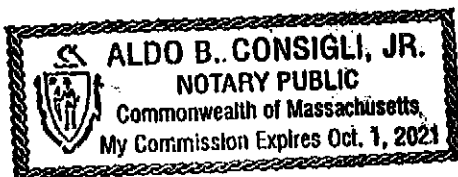
On this 20<sup>th</sup> day of AUGUST, 2019, before me, the undersigned Notary Public, personally appeared **BRIAN D. TESTA** and **CYNTHIA C. TESTA** and proved to me through satisfactory evidence of identification, which were Commonwealth of Massachusetts driver's license photo identifications, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose, and that the statements made herein are true and accurate to the best of their knowledge and belief.



ALDO B. CONSIGLI, JR.

Notary Public

My commission expires: 10-01-2021



EXECUTED AS A SEALED INSTRUMENT UNDER THE PAINS AND PENALTIES OF  
PERJURY THIS 20<sup>th</sup> DAY OF AUGUST, 2019.

  
\_\_\_\_\_  
THOMAS A. TESTA

**COMMONWEALTH OF MASSACHUSETTS**

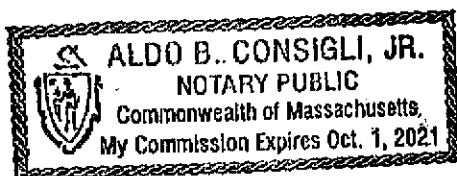
Worcester, ss

On this 20<sup>th</sup> day of AUGUST, 2019, before me, the undersigned Notary Public, personally appeared **THOMAS A. TESTA** and proved to me through satisfactory evidence of identification, which was a Commonwealth of Massachusetts driver's license photo 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, and that the statements made herein are true and accurate to the best of his knowledge and belief.

  
\_\_\_\_\_  
**ALDO B. CONSIGLI, JR.**

Notary Public

My commission expires: **10-01-2021**



EXECUTED AS A SEALED INSTRUMENT UNDER THE PAINS AND PENALTIES OF  
PERJURY THIS 20<sup>th</sup> DAY OF AUGUST, 2019.

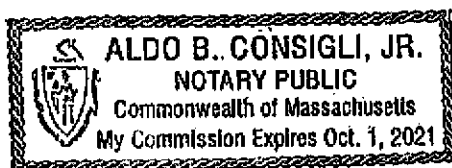
  
LORETTA A. CONSIGLI


  
FREDRICK A. CONSIGLI, JR.

**COMMONWEALTH OF MASSACHUSETTS**

Worcester, ss

On this 20<sup>th</sup> day of AUGUST, 2019, before me, the undersigned Notary Public, personally appeared LORETTA A. CONSIGLI and FREDRICK A. CONSIGLI, JR. and proved to me through satisfactory evidence of identification, which were Commonwealth of Massachusetts driver's license photo identifications, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose, and that the statements made herein are true and accurate to the best of their knowledge and belief.



  
ALDO B. CONSIGLI, JR.  
Notary Public  
My commission expires: 10-01-2021

EXECUTED AS A SEALED INSTRUMENT UNDER THE PAINS AND PENALTIES OF  
PERJURY THIS 20<sup>th</sup> DAY OF AUGUST, 2019.

Joseph N. Testa, Jr.  
JOSEPH N. TESTA, JR.

Paula A. Testa  
PAULA A. TESTA

STATE OF FLORIDA

County of St. Lucie

On this 20<sup>th</sup> day of AUGUST, 2019, before me, the undersigned Notary Public, personally appeared JOSEPH N. TESTA, JR. and PAULA A. TESTA and proved to me through satisfactory evidence of identification, which were Florida DRIVERS License, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose, and that the statements made herein are true and accurate to the best of their knowledge and belief.



Michelle M. Datto  
{Printed Name}  
Michelle M. Datto  
Notary Public  
My commission expires: 01/30/2023

{PLEASE AFFIX NOTARIAL SEAL}