



2015 00053739

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MASSACHUSETTS EXCISE TAX

Worcester District ROD #20 001

Date: 06/11/2015 12:01 PM

Ctrl# 142192 06984 Doc# 00053739

Fee: \$319.20 Cons: \$70,000.00

QUITCLAIM DEED

WE, JOANNE S. FALANGA, of Cobleskill, New York, an unmarried woman and CHRISTINE K. HORN, a married woman, of Mendon, Worcester County, Massachusetts

for the full consideration paid of SEVENTY THOUSAND and 00/100 (\$70,000.00)
DOLLARS

grant to: NORTH POND, L.L.P., a duly organized Massachusetts Limited Liability Company with a principal place of business at 2 Stymast Drive in said Mendon, Worcester County, Massachusetts

With Quitclaim Covenants:

The land in Mendon, Worcester County, Massachusetts, including the buildings thereon situated on the Westerly side of Providence Road and the Southeasterly side of Quisset Road, and being shown as Lot 5 on a plan entitled "Plan of Land in Mendon, Mass., Surveyed for Robert Baldiga, Scale 1" = 40', July 8, 1987, Shea Engineering & Surveying Company, Mendon, Mass.," filed with the Worcester District Registry of Deeds in Plan Book 581, Plan 12, to which plan reference is hereby made for a more particular description of said premises.

Said Lot 5 containing 60,202 square feet as shown on said plan.

For Title, see Deed dated August 27, 1998 and recorded with said Worcester Deeds in Book 20360, Page 359

JAMES J. NEGRI, , the holder of a LIFE ESTATE in and to the said premises by reservation made in the above referenced deed dated August 27, 1998 and recorded with said Worcester Deeds in Book 20360, Page 359, releases said life estate by signing these presents.

By executing these presents, Grantor, Christine K. Horn, hereby certifies that she is married, but her spouse did not occupy nor intend to occupy the premises as his personal residence and is therefore not entitled to claim the benefit of the existing estate of homestead in the premises. Grantors and releasing Life Tenant hereby release any and all rights of homestead in the property and swear under the penalties of perjury that there are no other persons entitled to the protection of the Homestead Act.

PROPERTY ADDRESS: 151 Providence Road, Mendon, MA 01756

Witness our hands and seals, this 3rd day of June, 2015.

Joanne S. Falanga AKA
JOANNE S. FALANGA *Joanne S. Falanga*

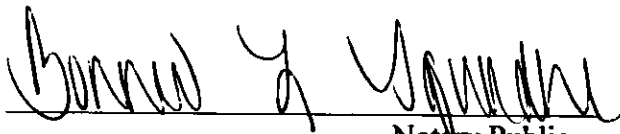
Christine K. Horn
CHRISTINE K. HORN

James J. Negri
JAMES J. NEGRI, Life Tenant

STATE OF NEW YORK
COUNTY OF SCHOHARIE

)
) SS.

On this, the 3RD day of June, 2015, before me, BONNIE SQUADERE, the undersigned Notary Public, personally appeared Joanne S. Falanga and James J. Negri proved to me through satisfactory evidence of identity, which were NYS DR LICENSE + M.A. DR LICENSE, to be the persons whose names are signed on the preceding document and acknowledged that they signed it voluntarily for its stated purpose.


Notary Public

My Commission Expires:

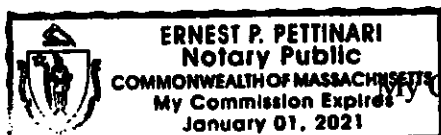
BONNIE L. SQUADERE
Notary Public, State of New York
Residing in Schoharie County
My Commission Expires SEP 3, 2017

COMMONWEALTH OF MASSACHUSETTS)
COUNTY OF WORCESTER) SS.

On this, the 3rd day of June, 2015, before me, Ernest P. Pettinari, the undersigned Notary Public, personally appeared Christine K. Horn, proved to me through satisfactory evidence of identity, which was a Massachusetts Drivers' License, to be the person whose name is signed on the preceding document and acknowledged that she signed it voluntarily for its stated purpose.



Ernest P. Pettinari, Notary Public



My Commission Expires: January 1, 2021

ATTEST: WORC. Anthony J. Vigliotti, Register