



2017 00084914

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MASSACHUSETTS EXCISE TAX
 Worcester District ROD #20 001
 Date: 08/04/2017 02:38 PM
 Ctl# 171728 00080 Doc# 00084914
 Fee: \$2,229.84 Cons: \$489,000.00

QUITCLAIM DEED

NORTH POND, LLP, a duly formed Massachusetts limited liability partnership with a principal place of business at 10 Mowry Street, Mendon, Worcester County, Massachusetts

for the full consideration paid of FOUR HUNDRED EIGHTY-NINE THOUSAND (\$489,000.00) DOLLARS

grant to: RODRIGO G. PEROBA and RAPHAELA S. MORAIS PEROBA, husband and wife, as Tenants by the Entirety, both of 2 Quisset Road, 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.

The conveyance made hereby is made in the ordinary course of the Grantor's business and the assets conveyed hereby do not constitute all or substantially all of the assets of the Grantor, North Pond, LLP.

For Grantor's Title, see Deed dated June 3, 2015, and recorded with said Worcester Deeds in Book 53837, Page 181.

In Witness Whereof, the said North Pond, LLP has caused these presents to be signed, acknowledged and delivered in its name and behalf by Timothy J. Aicardi, Partner, hereto duly authorized this 4th day of August, 2017.

PROPERTY ADDRESS: 2 Quisset Road, Mendon, MA 01756

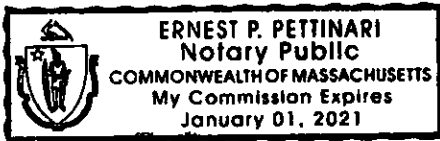
NORTH POND, LLP

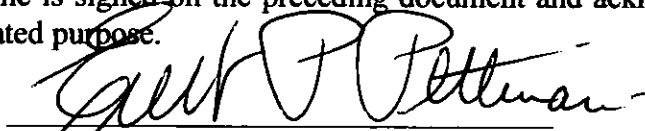


By: Timothy J. Aicardi, Partner

COMMONWEALTH OF MASSACHUSETTS)
County of Worcester) SS.

On this the 4th day of August, 2017, before me, Ernest P Pettinari, the undersigned Notary Public, personally appeared Timothy J. Aicardi, Partner of North Pond, LLP, aforesaid, proved to me through satisfactory evidence of identity, which was my a current Massachusetts Driver's License, to be the person whose name is signed on the preceding document and acknowledged that he signed it voluntarily for its stated purpose.




Ernest P Pettinari, Notary Public
My Commission Expires: January 1, 2021

ATTEST: WORC. Anthony J. Vigliotti, Register