

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: 06/22/2018 03:33 PM
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Fee: \$1,422.72 Cons: \$312,000.00

Worcester South District Registry of Deeds
Anthony J. Vigliotti, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

Property Address: 137 Uxbridge Road, Mendon, MA 01756

QUITCLAIM DEED

We, **Anthony Donatelli** and **Cynthia N. Donatelli**, a married couple, of Mendon, MA for consideration paid, and in full consideration of **THREE HUNDRED TWELVE THOUSAND AND NO/100 (\$312,000.00) Dollars**, grant to **Nicholas Castriotta** and **Jennifer Castriotta** as husband and wife, tenants by entirety
Of 137 Uxbridge Road, Mendon MA 01756

with ***QUITCLAIM COVENANTS***

Parcel I

A certain tract or parcel of land with the buildings thereon situated on the northerly side of the Uxbridge Road and on the Westerly side of an old road sometimes called Morey Street, in Mendon, Worcester County, Massachusetts, and being more particularly bounded and described as follows:

Beginning at the intersection of the center line of said Morey Street and the northerly line of said Uxbridge Road;

Thence N. 83° 49' W. by the northerly line of said Uxbridge Road to a spike in the root of a maple tree, which spike is distant 24.46 feet S. 83° 49' E. from a Massachusetts highway bound;

Thence N. 3° 01' E. by land of one Smith, 150.0 feet to a point;

Thence S. 82° 37' 13" E. by land of Thomas D. Hackenson et ux., 230.6 feet, more or less, to the center line of said Morey Street; and

Thence southerly by the center line of said Morey Street, 150 feet more or less, to the point of beginning.

Being the same the same premises conveyed to the grantor by deed dated April 3, 1964, and recorded in the Worcester Registry of Deeds Book 4454, Page 466.

Parcel II

A certain tract or parcel of land situated on the westerly side of Mowry Street, Mendon, Worcester County, Massachusetts, and being shown as Lot 2A on a plan entitled "Plan of Land in Mendon, Mass. Surveyed for Hackenson Corp." Scale 1" = 40' dated August 28, 1987 by Shea Engineering & Surveying Company, Mendon, Mass., said plan being recorded in

Worcester District Registry of Deeds, Plan Book 584, Plan 119, and being more particularly bounded and described according to said plan as follows:

Commencing at a point on the westerly side of Mowry Street, said point being 150 feet northerly from the intersection of Mowry Street and Uxbridge Road, said point being the southeasterly corner of the lot herein described;

Thence S. $83^{\circ} 30' 49''$ W. by land now or formerly of Anthony and Cynthia N. Donatelli, 126.02 feet to a point;

Thence N. $68^{\circ} 20' 00''$ E. by Lot 1 as shown on the above-mentioned plan, 121.65 feet to a point on the westerly side of Mowry Street;

Thence S. $21^{\circ} 37' 50''$ E. by the westerly side of Mowry Street, 33.00 feet to the point of beginning.

Said Lot 2A contains according to said plan an area of 2,007 square feet.

Being the same the same premises conveyed to the grantor by deed dated September 29, 1987, and recorded in the Worcester Registry of Deeds Book 11533, Page 368.

We, **Anthony Donatelli** and **Cynthia N. Donatelli**, the Grantors named herein, do hereby voluntarily release all of our rights of homestead, if any, as set forth in M.G.L. chapter 188 and state that there is no other person or persons entitled to any homestead rights in the premises, under the pains and penalties of perjury.

Executed as a sealed instrument as of this 13th day of June 2018.


Anthony Donatelli

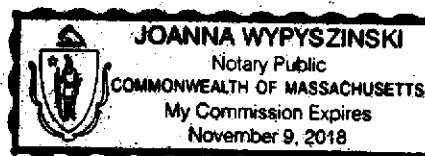

Cynthia N. Donatelli

COMMONWEALTH OF MASSACHUSETTS

County of Worcester

On this 13th day of June 2018, before me, the undersigned notary public, personally appeared **Anthony Donatelli** and **Cynthia N. Donatelli**, who proved to me through satisfactory evidence of identification, which were MA DL to be the persons whose names are signed above, or on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose, and that the statement as to homestead is true and accurate.


Notary Public:
My Commission Expires:



ATTEST: WORC Anthony J. Vigliotti, Register