



2013 00097659

Bk: 51340 Pg: 309  
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MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 08/12/2013 12:28 PM  
Ctl# 123383 12995 Doc# 00097659  
Fee: \$1,983.60 Cons: \$435,000.00

**DEED**

JOHN W. AUDET, INC., a corporation duly established and validly existing under the laws of the Commonwealth of Massachusetts and having an usual place of business at 9 Lundvall Road, Mendon, Massachusetts,

For consideration paid and in full consideration of FOUR HUNDRED THIRTY FIVE THOUSAND and 00/100 (\$435,000.00) DOLLARS

Grants to DONA M. RICCIUTI, of 31 Taft Avenue, Mendon, Massachusetts 01756,  
with **QUITCLAIM COVENANTS**

The land in Mendon, Worcester County, Massachusetts with the buildings thereon on the northwesterly side of Taft Avenue, being the lot marked "Rich" on a plan entitled "Plan of Lakeside Park, Mendon, Mass., Owned by Luther E. Taft's Heirs, June 1917, Henry K. Gaskill, C.E.", recorded with Worcester District Deeds in Plan Book 31 Page 50, bounded and described as follows:

- EASTERLY by Taft Avenue, 50 feet;
- SOUTHERLY by Lot 54 as shown on said plan, about 212 feet;
- WESTERLY by Nipmuc Lake, about 50 feet; and
- NORTHERLY by land now or formerly of Gilbert S. Arnold and Lot 53 as shown on said plan, about 210 feet.

The within conveyance is a sale made by the grantor in the ordinary course of business.

For title see deed from William J. Morrison and Pauline F. Morrison to John W. Audet. Inc. dated October 24, 2011, and recorded with Worcester Registry of Deeds in Book 48139 Page 288.

*Property Address: 31 Taft Ave, Mendon, MA*

IN WITNESS WHEREOF, the said John W. Audet, Inc., has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by John W. Audet, its President and Treasurer, hereto duly authorized the 6<sup>th</sup> day of AUGUST, 2013.

JOHN W. AUDET, INC.

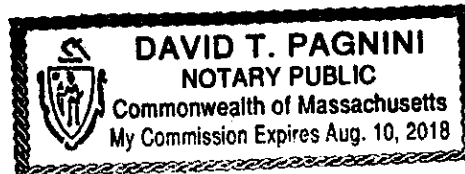
BY: *John W. Audet*  
John W. Audet,  
President and Treasurer

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 6<sup>th</sup> day of AUGUST, 2013, before me, the undersigned notary public, personally appeared John W. Audet, President and Treasurer of John W. Audet, Inc., proved to me through satisfactory evidence of identification, which is my personal knowledge of his identity, to be the person whose name is signed on the preceding or attached documents, and acknowledged to me that he signed it voluntarily for its stated purpose.

*David T. Pagnini*  
Notary Public: David T. Pagnini  
My Commission Expires: August 10, 2018



ATTEST: WORC. Anthony J. Vigilotti, Register