

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: 05/31/2023 03:36 PM
 Ctrl# 249638 05777 Doc# 00042250
 Fee: \$1,368.00 Cons: \$300,000.00

Worcester South District Registry of Deeds
 Kathryn A. Toomey, Register
 90 Front St
 Worcester, MA 01608
 (508) 368-7000

QUITCLAIM DEED

I, **John Bassignani, an unmarried individual**, of Mendon, Worcester County Massachusetts

For paid and in full consideration of **Three Hundred Thousand and no/100 (\$300,000.00) Dollars**,

Grants to **Pereira Industry, Inc., a Massachusetts corporation**, with a mailing address of 5 Megan Court, Mendon, Worcester County, Massachusetts 01756

with **QUITCLAIM COVENANTS**

the land together with the buildings thereon, in Mendon, Worcester County, Massachusetts situated on the Easterly shore of Nipmuc Lake and the Northwesterly side of Taft Avenue shown as the lot marked "Aldrich" and Lot 58 on a plan entitled, "Plan of Lakeside Park, Mendon, Mass., owned by Luther E. Taft's Heirs, June 1919, Scale - 50 ft. per inch, Henry W. Gaskill, C.E." recorded with Worcester District Registry of Deeds, Plan Book 31, Plan 50, bounded as follows:

SOUTHEASTERLY by said Taft Avenue, 50 feet;

SOUTHWESTERLY by Lot 59 and lot marked Wilson on said plan, 190 feet more or less;

WESTERLY by the shore of Nipmuc Lake, 55 feet more or less; and

NORTHEASTERLY by lot marked Lilley and Lot 57 on said plan, 190 feet more or less.

Said premises are conveyed together with a right of way and subject to the reservation of a right of way as set forth in a deed of Luther E. Taft, to Marcus M. Aldrich dated September 11, 1909, recorded with said Deeds, Book 1915, Page 221.

I, the Grantor named herein, do hereby voluntarily release all of my rights of homestead, if any, as set forth in M.G.L. Chapter 188 and state under the pains and penalties of perjury that there is no spouse or former spouse entitled to an estate of homestead or the property is not the home of the grantor's spouse or former spouse, entitled to any homestead rights other than those executing this deed.

Property: 41 Taft Ave, Mendon, MA 01756

Meaning and intending to convey the same premises as described in a Deed from Mary M. Bassignani to John Bassignani dated October 20, 1989 and recorded with the Worcester Registry of Deeds on November 1, 1989 at Book 12432, Page 377.

Witness my hand and seal this 25 day of May, 2023.


John Bassignani
John Bassignani

Commonwealth of Massachusetts

Middlesex, ss

On this 20th day of May 2023 before me, the undersigned notary public, personally appeared **John Bassignani**, and proved to me through satisfactory evidence of identification, which was drivers license, to be the persons whose name is signed on the preceding or attached document and acknowledged to me that he signed it voluntarily for its stated purpose.

Wendy Harrington
Notary Public
My Commission Expires 5/3/24

 **WENDY A. HARRINGTON**
Notary Public
Commonwealth of Massachusetts
My Commission Expires
May 3, 2024