

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: 01/04/2023 01:27 PM
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Worcester South District Registry of Deeds
Kathryn A. Toomey, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

QUITCLAIM DEED

We, **Richard J. Ferrucci and Elizabeth H. Ferrucci (a/k/a Elizabeth L. Ferrucci)**, a married couple of Mendon, Worcester County, Commonwealth of Massachusetts

For consideration paid and in full consideration of less than ONE HUNDRED DOLLARS (\$100.00)

Grant a life estate to **Richard J. Ferrucci and Elizabeth L. Ferrucci** husband and wife of 7 Millville Street, Mendon, Massachusetts 01756 with a remainder interest to **Debra L. Kasper** of 82 Chestnut Hill Road, Millville, Massachusetts 01529 and **Jean-Marie Caddell** of 6 Thayer Pond Drive, Oxford, Massachusetts 01537 as joint tenants and not as tenants in common

WITH QUITCLAIM COVENANTS

The land in said Mendon, with the buildings thereon, situated on the northwesterly side of Millville Road, and being Parcel "B" on plan of land entitled "Plan of Land in Mendon, Mass., owned by Nicholas Frabotta," Francis J. Brennan, Surveyor, filed with Worcester District Registry of Deeds, Plan Book 148, Plan 113, containing 1.64 acres, and being more particularly bounded and described as follows:

BEGINNING at the northwesterly corner of the granted premises at an iron pin set in the ground on the northwesterly side of said road;

THENCE, S. 19° 30' W. with said Road, 157 feet to a Worcester County Highway Bound;

THENCE, Southwesterly, with said Road on a curved line having a radius of 730 feet, 43 feet to an iron pin set in the ground at the northeasterly corner of Parcel "A" on said plan;

THENCE, N. 9° 36' E. with Parcel "C" on said plan, 242.30 feet to an iron pin set in the ground;

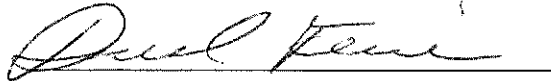
THENCE, S. 70° 30' E. still with Parcel "C" on said plan, 346 feet to the point of beginning.

Subject to forty foot right of way for all purposes along westerly line of premises and designated as "way" on Plan Book 148, Plan 113.

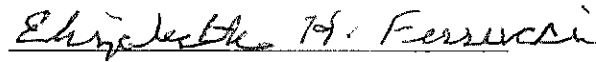
Being the same and all of the same premises conveyed to these Grantors by deed Dated December 12, 1975 and recorded with the Worcester County Registry of Deeds in Book 5858, Page 127.

Property Address: 7 Millville Street, Mendon

WITNESS our hands and seals this 3rd day of January 2023.



Richard J. Ferrucci



Elizabeth H. Ferrucci

a/k/a Elizabeth L. Ferrucci

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

January 3, 2023

On this 3rd day of January 2023, before me, the undersigned notary public, personally appeared **Richard J. Ferrucci** and **Elizabeth H. Ferrucci** who proved to me through satisfactory evidence of identification, which was photographic identification, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



Notary Public: Francis X. Small

My Commission Expires: May 22, 2026

ATTEST: WORC Kathryn A. Toomey, Register