

# Worcester South District Registry of Deeds Electronically Recorded Document

This is the first page of the document – Do not remove

---

## Recording Information

Document Number : 143318  
Document Type : DEED  
Recorded Date : December 21, 2017  
Recorded Time : 02:05:48 PM  
  
Recorded Book and Page : 58226 / 250  
Number of Pages(including cover sheet) : 3  
Receipt Number : 1048313  
Recording Fee (including excise) : \$2,997.80

\*\*\*\*\*  
MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 12/21/2017 02:05 PM  
Ctrl# 177524 20135 Doc# 00143318  
Fee: \$2,872.80 Cons: \$630,000.00  
\*\*\*\*\*

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

Property Address: 123-129 Uxbridge Rd., Mendon, MA 01756

**QUITCLAIM DEED**

We, OMAR H. WENGER and BARBARA E. WENGER, having an address of 1040 South Main Street, Bellingham, Massachusetts 02019 (jointly "Grantor")

for consideration paid in the amount of SIX HUNDRED THIRTY THOUSAND AND 00/100 (\$630,000.00) DOLLARS

grant to FRANCISCO DESOUZA, an individual having an address of 105 North Main Street, Bellingham, Massachusetts 02019 ("Grantee")

**with quitclaim covenants**

The land in Mendon, Massachusetts consisting of three(3)parcels of land with the buildings thereon, and shown as the following:

1. Proposed Lot 2 and Proposed Lot 3 on a plan of land entitled "Division Plan of Land in Mendon, Mass. Surveyed For: Barbara E. & Omar H. Wenger Date: September 4, 2015 Scale: 1" = 40' By Civil Site Engineering LLC 128 West Hartford Ave. Uxbridge, Mas. 01569", which plan is recorded with the Worcester South District Registry of Deeds in Plan Book 916, Plan 65, to which Plan references may be had for a more particular description of said Proposed Lot 2 and Proposed Lot 3; and
2. Lot 1 as shown on a plan of land entitled "Division Plan of Land in Mendon, Mass. Surveyed For Owners: Barbara E. & Omar H. Wenger Date: October 15, 2013 Scale: 1" = 40' By Civil Site Engineering LLC 128 West Hartford Ave. Uxbridge, Mas. 01569", which plan is recorded with the Worcester South District Registry of Deeds in Plan Book 904, Plan 20, to which Plan reference may be had for a more particular description of said Lot 1.

Said Proposed Lot 2 containing 108,309± s.f. according to said plan.

Said Proposed Lot 3 containing 164,550± s.f. according to said plan.

Said Lot 1 containing 129,845± s.f., according to said plan.

The premises are conveyed subject to and together with easements and restrictions of record, insofar as the same are now in force and applicable.

The undersigned further warrants that the aforementioned property was never homestead property and that the undersigned does not now have any homestead rights to said property.

For title, see Deed dated May 27, 2004 and recorded with said Deeds in Book 33782, Page 25.

Executed as a sealed instrument this 30<sup>th</sup> day of November, 2017.

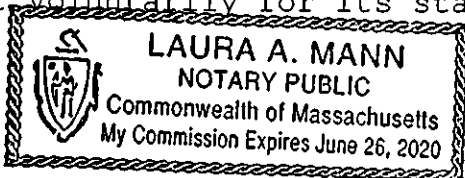
OMAR H. WENGER

BARBARA E. WENGER

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 30<sup>th</sup> day of November, 2017, before me, the undersigned notary public, personally appeared OMAR H. WENGER and BARBARA E. WENGER, proved to me through satisfactory identification which were valid driver's licenses, to be the persons whose names are signed on the preceding document, and acknowledged to me that they signed it voluntarily for its stated purpose.



Notary Public: LAURA A. MANN  
My Commission Expires: 6/26/20