



2015 00096535

Bk: 54307 Pg: 119

Page: 1 of 3 09/17/2015 02:51 PM WD

MASSACHUSETTS QUITCLAIM DEED

We, JOSEPH M. FABBRICOTTI and HOLLY C. FABBRICOTTI

of Mendon, Worcester County, Massachusetts

being married for consideration paid, and in full consideration of Two Hundred Fifty Thousand (\$250,000.00) Dollars

grant to 128 UXBRIDGE ROAD, LLC *a Massachusetts Limited Liability Company* of 128 Uxbridge Road, Mendon, Massachusetts, with quitclaim covenants

128 Uxbridge Road, Mendon, Massachusetts

A certain tract or parcel of land with the buildings thereon situated on the southerly side of Uxbridge Road, so-called, in the Town of Mendon, Worcester County, Massachusetts, more particularly bounded and described as follows:

BEGINNING at a point on the northeasterly corner of the lot herein described, said point being on the northwesterly corner of land now or formerly of Helen F. Irons;

THENCE S. 17° 20' 37" E., 149.44 feet by said land of Irons to a point;

THENCE N. 80° 33' 02" W., 22.71 feet to a drill hole in wall by land now or formerly of Helen F. Irons;

THENCE S. 65° 34' 54" W., 107.01 feet by said Irons land to a drill hole in wall;

THENCE S. 66° 09' 59" W., 55.02 feet by said wall to a drill hole;

THENCE N. 27° 47' 46" W., 116.14 feet to a point 2.81 feet westerly of a Massachusetts Highway bound on the southerly sideline of said Uxbridge Road;

Return to:

Michelle A. Delbecq  
259 Williams Street  
Uxbridge, MA 01569

Adams & Assoc. Legal Svcs.  
Title Division  
15-738  
(508)791-3800

MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 09/17/2015 02:51 PM  
Ctri# 146308 11840 Doc# 00096535  
Fee: \$1,140.00 Cons: \$250,000.00

3

THENCE Easterly by said southerly sideline of said Uxbridge Road 207.06 feet to the point of beginning.

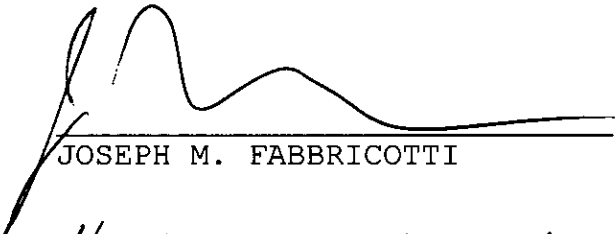
Containing 24,793 square feet, more or less.

Being the same premises conveyed to Joseph M. Fabbricotti and Holly C. Fabbricotti by deed of Holly C. Fabbricotti dated October 18, 1991 and recorded at the Worcester District Registry of Deeds in Book 13710, Page 40.

The Grantor, by the execution of this deed, hereby releases any and all rights of Homestead protection for the benefit of Grantor relating to this property and states that there are/is no other person or persons entitled to Homestead rights.

*Being Lot 128 on Plan Book 500 Plan 69.*

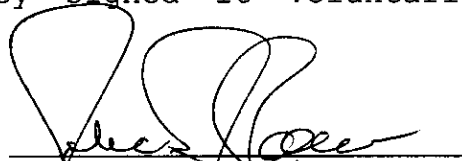

Witness our hands and seals this 17<sup>th</sup> day of September, 2015.

  
JOSEPH M. FABBRICOTTI

  
HOLLY C. FABBRICOTTI

Commonwealth of Massachusetts  
County of Worcester

On this 17<sup>th</sup> day of September, 2015, before me, the undersigned notary public, personally appeared JOSEPH M. FABBRICOTTI and HOLLY C. FABBRICOTTI, who proved to me through satisfactory evidence of identification, which was that they are personally known to me, to be the persons whose names are signed on the preceding or attached documents, and acknowledged to me that they signed it voluntarily for its stated purpose.

  
Alice Ann Larosee  
Notary Public  
My Commission Expires: **NOVEMBER 28, 2016**  
 **ALICE ANN LAROSEE :  
NOTARY PUBLIC  
STATE OF MASSACHUSETTS  
Commission Expires: November 28, 2016**

Return to:

Michelle A. Delbecq  
259 Williams Street  
Uxbridge, MA 01569