



Bk: 55782 Pg: 226
Page: 1 of 2 08/10/2016 02:48 PM WD

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 08/10/2016 02:48 PM
Ctrl# 157908 23604 Doc# 00087937
Fee: \$1,846.80 Cons: \$405,000.00

QUITCLAIM DEED

I, Jennifer M. Cook, n/k/a Jennifer Capobianco, being married to John A. Capobianco, of Mendon, Worcester County, Massachusetts

For consideration of FOUR HUNDRED FIVE THOUSAND AND 00/100 (\$405,000.00)
PAID

Grant to Bryan Lewinsky and Kathleen Lewinsky, Husband and Wife, as Tenants by the Entirety, of 23 Thornton Street, Mendon, Massachusetts

with Quitclaim Covenants

The land with the buildings thereon situated on the easterly side of Thornton Street in Mendon, Worcester County, Massachusetts being shown on a Plan entitled "PLAN OF LAND IN MENDON, MA. Property of William J. Vitalini et ux", Scale 1" = 40' dated June 30, 1990 by J.J. Caffrey P.L.S., Weston, Mass, said Plan being recorded in the Worcester District Registry of Deeds, Plan Book 639, Plan 8, and being more particularly bounded and described according to said Plan as follows:

Beginning at a point in a stone wall at the southwesterly corner of the herein described premises at said Thornton Street and land formerly of Urana S. Aldrich;

Thence S. 70° 44' 30" E. 341.60 feet along said stone wall and said Aldrich land to a point in a wall at land now or formerly of one Archie Roy;

Thence N. 3° 30' 00" W. 138.60 feet along a stone wall and said Roy land to a point in a stone wall;

Thence N. 32° 15' 00" W. 280.50 feet along said stone wall and said Roy land to a point in a stone wall;

Thence N. 24° 30' 00" W. 79.50 feet along said stone wall and said Roy land to a point in a stone wall;

Thence N. 14° 45' 00" W. 21.50 feet to a point at land now or formerly of Leonard M. Rogers;

Property Address: 23 Thornton Street, Mendon, MA 01756

Thence S. 73° 44' 00" W. 276.10 feet along said Rogers land to an iron pin on the easterly side of Thornton Street;

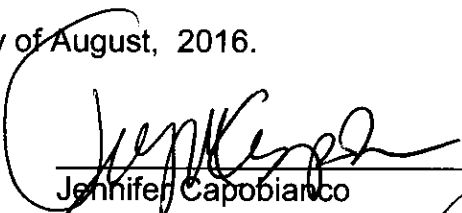
Thence S. 26° 33' 10" E. 307.90 feet along said Thornton Street to the point of beginning.

Containing, according to said plan, an area of 96,703 square feet, more or less.

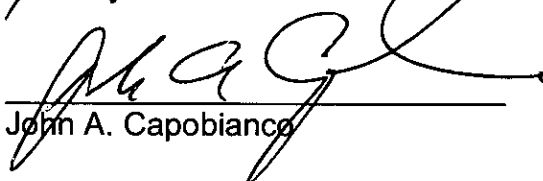
For title see deed dated March 9, 2005 and recorded in the Worcester District Registry of Deeds in Book 35868, Page 347.

Grantors hereby release their rights of Homestead and states under the pains and penalties of perjury that no other person is entitled to the benefits of an existing estate of Homestead.

Witness our hands and seal this *2nd* day of August, 2016.



 Jennifer Capobianco



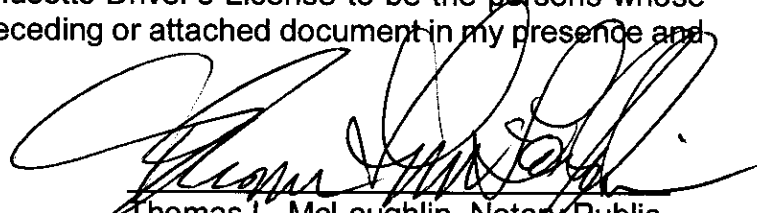
 John A. Capobianco

COMMONWEALTH OF MASSACHUSETTS

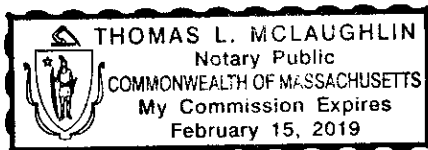
WORCESTER, SS:

August 2, 2016

On this *2nd* day of August, 2016, before me, the undersigned notary public, personally appeared Jennifer Capobianco and John A. Capobianco and acknowledged the foregoing instrument to be their free act and deed and provided to me through satisfactory evidence of identification, which was a Massachusetts Driver's License to be the persons whose names are signed voluntarily on the preceding or attached document in my presence and for its stated purpose.



 Thomas L. McLaughlin, Notary Public
 My Commission Expires: 2/15/2019



ATTEST: WORC. Anthony J. Vigliotti, Register