

# 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: 09/01/2015 01:10 PM  
 Ctrl# 145793 06390 Doc# 00090499  
 Fee: \$1,527.60 Cons: \$335,000.00  
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Worcester South District Registry of Deeds  
 Anthony J. Vigliotti, Register  
 90 Front St  
 Worcester, MA 01608  
 (508) 798-7717

**MASSACHUSETTS QUITCLAIM DEED**

**I, ROBERT CAPOBIANCO**, an unmarried man, with a mailing address of 29 Kinsley Lane, Mendon, Massachusetts

for consideration paid, and in full consideration of **THREE HUNDRED THIRTY FIVE THOUSAND AND 00/100 (\$335,000.00) Dollars**.

*grant to* **KEEGAN VANSICKLEN AND VICTORIA L. RUOCCO**, as husband and wife, tenants by the entirety, of 29 Kinsley Lane, Mendon, MA

with **QUITCLAIM COVENANTS**

The land in Mendon, in said County of Worcester, with the buildings thereon situated on the easterly shore of Lake Nipmuc and on the westerly side of Kinsley Lane, referred to herein as the right-of-way, bounded and described as follows:

BEGINNING	at the northwesterly corner of the granted premises at the southwesterly corner of land now or formerly of one Miett and at the shore of said Lake;
THENCE	S 57° 45' E by said Miett land, 115 feet to a stake and stones on the westerly side of a right-of-way;
THENCE	S 19° 15' W 73.5 feet to a point;
THENCE	S 55° 30' W 26 feet to land now or formerly of one Whiting; the last two lines bounded by the westerly side of one said right-of-way;
THENCE	northwesterly by the last-mentioned land to the easterly shore of said Lake;
THENCE	northeasterly by the shore of said Lake about 62 feet, more or less, to the point of beginning.

Subject to a right-of-way from said Kinsley Lane four (4) feet wide running from said Lane to said Lake along the so-called Miett property, which is not the property of Harold and Hazel Grimshaw.

Said premises are conveyed subject to and with the benefit of all easements, restrictions and agreements of record, if any there be, insofar as the same are now in force and applicable.

I, Robert Capobianco, the Grantor named herein, do voluntarily release all of my rights of Homestead, if any, set forth in M.G.L. 188, and state under the pains and penalties of perjury

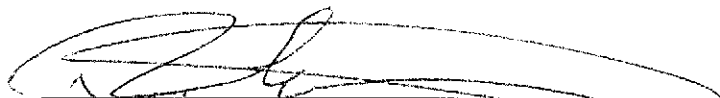
that there are no other persons entitled to any homestead rights other than those executing this deed, if any.

Meaning and Intending to convey a portion of those same premises conveyed by M. Tracy Maceachern, to the grantor in that certain deed dated July 14, 2014 and recorded with Worcester District Registry of Deeds in Book 52560, Page 284.

WITNESS my hand and seal this 31<sup>st</sup> day of August, 2015.

Witness

  
\_\_\_\_\_

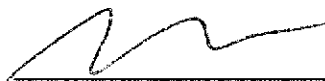
  
\_\_\_\_\_

Robert Capobianco

**COMMONWEALTH OF MASSACHUSETTS**

**Middlesex, ss**

On this 31<sup>st</sup> day of August, 2015, then personally appeared the above named **Robert Capobianco**, as aforesaid, proved to me through satisfactory evidence of identification, which was personally known, to be the person whose name is signed on the preceding or attached document and acknowledged to me that he signed it voluntarily for its stated purpose.

  
\_\_\_\_\_

Notary Public: Michael J. Norris

My Commission Expires: March 7, 2019

