

Worcester South District Registry of Deeds Electronically Recorded Document

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Recording Information

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Recording Fee (including excise)	: \$2,685.80

 MASSACHUSETTS EXCISE TAX
 Worcester District ROD #20 001
 Date: 02/15/2023 03:42 PM
 Ctrl# 247045 24117 Doc# 00013571
 Fee: \$2,530.80 Cons: \$555,000.00

Worcester South District Registry of Deeds
 Kathryn A. Toomey, Register
 90 Front St
 Worcester, MA 01608
 (508) 368-7000

Quitclaim Deed

We, Victoria L. Ruocco and Keegan Vansicklen, being a married couple, of Mendon, Massachusetts, (“Grantors”)

For consideration paid and in full consideration of Five Hundred Fifty-Five Thousand and 00/100 (\$555,000.00) Dollars, grant to

Melissa Carmine and Robert Zajac, wife and husband, as tenants by the entirety, now of 29 Kinsley Lane, Mendon, MA 01756, (“Grantees”)

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 southwestery 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.

Property Address: 29 Kinsley Lane, Mendon, MA 01756

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.

The Grantors hereby voluntarily release all rights of Homestead as set forth in M.G.L. Chapter 188, but do not waive or release the protection of proceeds, and affirm under the pains and penalties of perjury that there are no other person or persons entitled to any homestead rights.

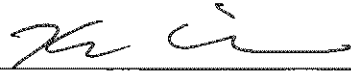
Meaning and intending to describe and convey the same premises conveyed to the Grantors herein by deed dated August 31, 2015 and recorded with Worcester District Registry of Deeds in Book 54244, Page 95.

SIGNATURE PAGES TO FOLLOW

KVS

February

Executed as a sealed instrument this 1 day of ~~January~~, 2023.

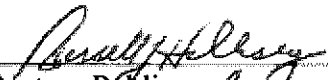


Keegan Vansicklen

COMMONWEALTH OF MASSACHUSETTS

County: NORFOLK

On this 1ST day of ~~January~~ ^{February}, 2023, before me, the undersigned notary public, personally appeared Keegan Vansicklen the above-named and proved to me through satisfactory evidence of identification, which was ^{PERSONALLY} ~~known to me~~, to be the person whose name is signed on this document, and acknowledged to me that he signed it voluntarily for its stated purpose and that the foregoing instrument is his free act and deed, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief.


Notary Public: [Signature]
My Commission Expires: 8-5-27

NOTARY PUBLIC
NORFOLK COUNTY
MASSACHUSETTS

Executed as a sealed instrument this 1 day of ^(VR) ~~January~~ ^{February}, 2023.

Victoria L. Ruocco
Victoria L. Ruocco

COMMONWEALTH OF MASSACHUSETTS

County: NORFOLK

On this 1st day of ~~January~~ ^{FEBRUARY}, 2023, before me, the undersigned notary public, personally appeared Victoria L. Ruocco, the above-named and proved to me through satisfactory evidence of identification, which was ^{PERSONALLY} KNOWN TO ME, to be the person whose name is signed on this document, and acknowledged to me that she signed it voluntarily for its stated purpose and that the foregoing instrument is her free act and deed, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of her knowledge and belief.

Russell J. Hallisey
Notary Public: RUSSELL J. HALLISEY
My Commission Expires: 8-5-27