

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 04/05/2012 12:58 PM
Ctrl# 109847 31990 Doc# 00037238
Fee: \$1,026.00 Cons: \$224,900.00



Bk: 48781 Pg: 325
Page: 1 of 5 04/05/2012 12:58 PM WD

Locus: 44 Cape Road, Mendon, MA 01756

QUITCLAIM DEED

We, MARK D'ARCANGELO of Mendon, Massachusetts, VANCE D'ARCANGELO of Clinton, Massachusetts, RUSSELL D'ARCANGELO of Norfolk, Massachusetts, TRISHA D'ARCANGELO of Mendon, Massachusetts, and LISA DAKIN of Presque Isle, Maine

In consideration paid and amounting to Two Hundred Twenty Four Thousand Nine Hundred and no/100 (\$224,900.00) Dollars

Grant to EMILIO E. PEREZ and ELLISHA CLOUSER, as joint tenants and not as tenants in common, of 44 Cape Road, Mendon, MA 01756, with quitclaim covenants

The land with the buildings thereon situated on the easterly side of said Route 140, being shown as Lot #19 on plan entitled "Plan of Lots in Mendon, Mass. owned by Samuel H. & Rose Perron, Scale 1" = 100', Nov. 21, 1947, Plan & Survey by Arthur H. Fitzgerald" filed and recorded with Worcester District Registry of Deeds in Plan Book 154, Plan 11, and more particularly bounded and described on said plan as follows:

Beginning at a point on the easterly line of said Route 140, said point being the northwesterly corner of the premises to be conveyed and the southwestly corner of Lot #20 as shown on said plan;

Thence N. 74° 20' 10" E. along the southerly line of said Lot #20, 150 feet to a stake at land now or formerly of Samuel H. and Rose Perron;

Thence S. 15° 57' 50" E. along the westerly line of said Perron land, 100 feet to a stake at the northeast corner of lot #18, as shown on said plan;

Thence S. 74° 20' 10" W. along the northerly line of said lot #18, 150 feet to a stake at the easterly line of said Route 140;

Thence N. 15° 57' 50" W. along the easterly line of said Route 140, 100 feet to the point of beginning.

Containing 15,000 square feet, more or less.

Subject to easements and restrictions as set forth in deed recorded with said Deeds in Book 3142, Page 349, if same are still applicable.

For Grantors' title, see deed dated January 18, 1961, recorded with Worcester Registry of Deed in Book 4170, Page 209. See also, Death Certificate of Hazeltine D'Arcangelo recorded herewith, and Estate of Peter A. D'Arcangelo, Worcester Probate & Family Court, Docket No. 08P-0659-AD1.

Witness our hands and seals this 29th day of March 2012.

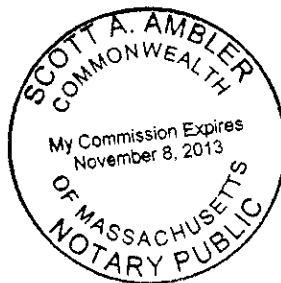
Mark D'Arcangelo
Mark D'Arcangelo

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 29th day of March 2012, before me, the undersigned notary public, personally appeared MARK D'ARCANGELO, proved to me through satisfactory evidence of identification, which was a MA driver's license, to be the persons whose names are signed on the preceding or attached document, and acknowledge to me that he signed it voluntarily for its stated purpose.

Scott A. Ambler
Scott A. Ambler, Notary Public
My commission expires: 11-8-2013

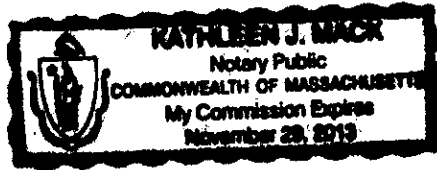


Vance D'Arcangelo
Vance D'Arcangelo

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 24th day of March 2012, before me, the undersigned notary public, personally appeared VANCE D'ARCANGELO, proved to me through satisfactory evidence of identification, which was a MA driver's license, to be the persons whose names are signed on the preceding or attached document, and acknowledge to me that he signed it voluntarily for its stated purpose.



[Signature]
, Notary Public
My commission expires:

Russell D'Arcangelo

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this _____ day of March 2012, before me, the undersigned notary public, personally appeared RUSSELL D'ARCANGELO, proved to me through satisfactory evidence of identification, which was a MA driver's license, to be the persons whose names are signed on the preceding or attached document, and acknowledge to me that he signed it voluntarily for its stated purpose.

, Notary Public
My commission expires:

Vance D'Arcangelo

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this _____ day of March 2012, before me, the undersigned notary public, personally appeared VANCE D'ARCANGELO, proved to me through satisfactory evidence of identification, which was a MA driver's license, to be the persons whose names are signed on the preceding or attached document, and acknowledge to me that he signed it voluntarily for its stated purpose.

_____, Notary Public

My commission expires:

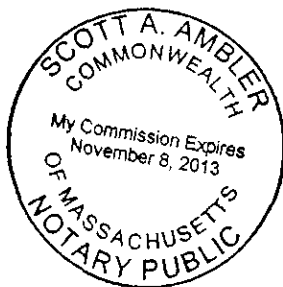
Russell D'Arcangelo
Russell D'Arcangelo

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 23rd day of March 2012, before me, the undersigned notary public, personally appeared RUSSELL D'ARCANGELO, proved to me through satisfactory evidence of identification, which was a MA driver's license, to be the persons whose names are signed on the preceding or attached document, and acknowledge to me that he signed it voluntarily for its stated purpose.

Scott A. Ambler
Scott A. Ambler, Notary Public
My commission expires: 11-8-2013



Trisha D'Arcangelo
Trisha D'Arcangelo

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 25th day of March 2012, before me, the undersigned notary public, personally appeared TRISHA D'ARCANGELO, proved to me through satisfactory evidence of identification, which was a MA driver's license, to be the persons whose names are signed on the preceding or attached document, and acknowledge to me that she signed it voluntarily for its stated purpose.



Scott A. Ambler
Scott A. Ambler, Notary Public
My commission expires: 11-8-2013

Lisa Dakin
Lisa Dakin

STATE OF MAINE

Aroostook County;

On this 21 day of March 2012, before me, the undersigned notary public, personally appeared LISA DAKIN, proved to me through satisfactory evidence of identification, which was a ME driver's license, to be the persons whose names are signed on the preceding or attached document, and acknowledge to me that she signed it voluntarily for its stated purpose.

Lisa M. Shaw
, Notary Public
My commission expires: 11/29/2014

LISA M. SHAW
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES NOVEMBER 29, 2014