



2016 00018361

Bk: 54969 Pg: 390

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MASSACHUSETTS QUITCLAIM DEED

We, Val J. Krishtal of 51 Cape Road, Mendon, Massachusetts and Kristine Crosman, f/k/a/ Kristine Krishtal and f/k/a, Kristine Carley, of 34 Bayberry Road, North Attleboro, Massachusetts

In consideration of One-Dollar (\$1.00)

Grants to: Val J. Krishtal, individually

of 51 Cape Road, Mendon, Massachusetts 01756

With *quitclaim covenants*

A certain tract or parcel of land with the buildings thereon situated on the westerly side of Massachusetts State Highway Route No. 140 in said Mendon and being more particularly bounded and described as follows, to wit:

Beginning at a stake on the westerly side of said highway 722.08 feet S. 15° 57' 50" E of a Massachusetts highway bound in the westerly line of said highway at or near the intersection of Bates Street, thence S. 15° 57' 50" E. by the westerly line of said highway 297.91 feet to a stake in the westerly line of said Highway at land of one Anesta; thence S. 83° 05' 10" W. by said Anesta land 152.90 feet to a stake; thence N.15° 57' 50" W. by land on one Perrone 268.47 feet to a stake; thence N. 74° 02' 10" E. by lot numbered 7 as shown on plan hereinafter mentioned, 150 feet to the point of beginning.

Being lots numbered 4, 5 and 6 on a plan entitled "Pan of Lots in Mendon, Mass. Owned by Samuel H. & Rose Perrone Scale 1"=100' Nov. 1947— "filed with Worcester District Deeds in Plan Book 154, Plan 11.

This deed is upon the express condition, which shall expire on January 1, 2048, that the granted premises shall not be used or allowed to be used for the sale or consumption of intoxicating liquors.

Being the same premises conveyed to the Grantors by Deed of SamMin, LLC a Massachusetts Limited Liability Company dated July 7, 2003 and recorded with the Worcester District Registry of Deeds in Book 30719, Pages 25-26.

Grantor, Kristine Crosman, f/k/a, Kristine Krishtal and "Kristine Carley expressly waives any and all homestead rights in said premises.

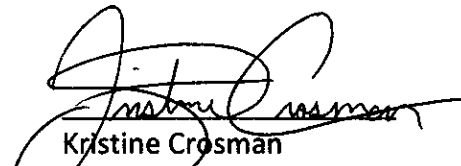
Please see Worcester County Probate and Family Court Docket No. WO 13_D 2467_{DR}

Executed as a sealed instrument this 22 day of February 2016.

Respecky address 51 Cape Rd. Mendon MA 01756

*KCO
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Val J. Krishtal


Kristine Crosman
f/k/a Kristine Krishtal
f/k/a Kristine Carley


COMMONWEALTH OF MASSACHUSETTS

Bristol, ss.

On this 22 day of January 2016, before me, the undersigned notary public, personally appeared Kristine Crosman, proved to me through satisfactory evidence of identification, which were personally known, to be the person whose name is signed above, and acknowledged to me that she signed it voluntarily for its stated purpose.



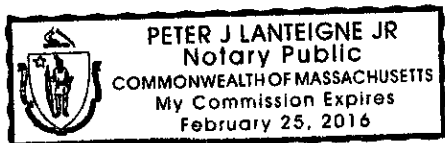
SUSAN J. HARVEY
Notary Public
Commonwealth of Massachusetts
My Commission Expires
December 12, 2019

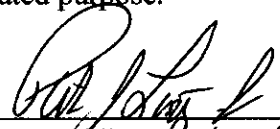

Notary Public:
My commission expires:

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 22 day of February, 2016, before me, the undersigned notary public, personally appeared Val J. Krishtal, proved to me through satisfactory evidence of identification, which were Mass Drivers License, to be the person whose name is signed above, and acknowledged to me that he signed it voluntarily for its stated purpose.




Notary Public: Peter J Lanteigne Jr
My commission expires: 2-25-16