

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: 09/06/2017 12:00 PM
Ctrl# 173091 14878 Doc# 00097934
Fee: \$766.08 Cons: \$168,000.00

Worcester South District Registry of Deeds
Anthony J. Vigliotti, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

Once Recorded Return to:

Justin M DeSilva
 9 Jean St
 Blackstone, MA 01504

QUITCLAIM DEED

The Bank of New York Melon f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A., as Trustee for the benefit of the certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2004-4, by Ocwen Loan Servicing, LLC, its Attorney-in-Fact, c/o Ocwen Loan Servicing, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409, hereinafter referred to as the Grantor, to Justin M DeSilva, whose mailing address is: 9 Jean St, Blackstone, MA 01504 hereinafter referred to as the Grantee:

POA Recorded in Worcester County (Worcester District) (book) 55105, (page) 271

WITNESSETH, that the Grantor, for and in consideration of the sum of (\$168,000.00) **One Hundred Sixty Eight Thousand Dollars and No Cents** and other valuable considerations, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim unto the Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to, all that certain land situate, lying and being in the City of Mendon, County of Worcester, State of MA, viz:

SEE ATTACHED EXHIBIT "A"

More commonly known as: 47 Cape Road, Mendon, MA 01756

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

Prior Instrument Reference: Book 55784, Page 233

The Grantor certifies that these premises do not constitute all or substantially all of the assets of the Corporation situated in Massachusetts and that this transfer is being made in the ordinary course of the Grantor's business.

47 Cape Road, Mendon, MA 01756

Signed on 29 day of August, 2017 by:

The Bank of New York Mellon f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A., as Trustee for the benefit of the certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2004-4 BY OCWEN LOAN SERVICING, LLC, ITS ATTORNEY IN FACT

Witness: [Signature]
Print Name: **Brian Ader**

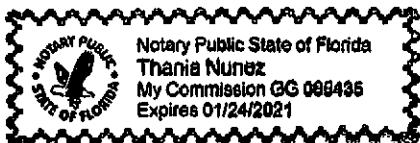
By: [Signature] Katherine Burgos
Contract Management Coordinator
Title: _____

Witness Signature
Print Name: **Kerry Born**

STATE OF FLORIDA
COUNTY OF PALM BEACH

On this 29 date of August, 2017, personally appeared before me, **Katherine Burgos** Contract Management Coordinator as Signor, for Ocwen Loan Servicing, LLC, its Attorney-in-Fact for The Bank of New York Mellon f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A., as Trustee for the benefit of the certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2004-4 and provided to me through satisfactory evidence of identification, which was _____, and acknowledged to me that as such Signor, being authorized to do so, executed the foregoing instrument voluntarily as his her free act and deed and the free act and deed of for the purposes therein contained.

Given under my hand and official seal this 29 day of August, 2017.



(Notary Stamp or Seal)

Thania Nunez
[Signature]
Notary Public
Commission Expires: _____

8/29/17
Personally Known To Me

Exhibit "A"

(Legal Description)

A certain parcel of land, together with the buildings thereon, situated on the westerly side of Massachusetts State Highway, Route 140, in said Mendon, being shown as Lot #8 on plan of Lots in Mendon, Mass. owned by Samuel H. & Rose Perron, dated November 1947, filed with Worcester District of Deeds, Plan Book 154, Plan 11, bounded and described as follows:

BEGINNING at a stake on the westerly side of said highway and at the southeasterly corner of the granted premises;

THENCE S. 74 degrees 2' 10" W. along the northerly line of Lot #7 on said Plan, 150 feet to a stake;

THENCE N. 15 degrees 57' 50" W. along land now or formerly of said Perron, 100 feet to a stake;

THENCE N. 74 degrees 02' 10" E. along the southerly line of Lot #9 on said Plan, 150 feet to a stake;

THENCE S. 15 degrees 57' 50" E. along the westerly line of said highway, 85 feet to a Massachusetts Highway bound;

THENCE Along the same course, 15 feet to the point of beginning.

Said premises are conveyed subject to the condition against the sale of liquor as recorded in Book 3250, Page 259.

ATTEST: WORC Anthony J. Vigliotti, Register