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2018 00097999

Bk: 59412 Pg: 216

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MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 09/17/2018 12:21 PM  
Ctrl# 187536 10221 Doc# 00097999  
Fee: \$1,564.08 Cons: \$343,000.00

**QUITCLAIM DEED**

Property Address: 7 Cape Road, Mendon, MA 01756

**Grantor: Bethany Community Church**, a Massachusetts Charitable corporation with a usual place of business located at **15 Cape Road, Mendon, Worcester County, MA 01756**,

for consideration paid and in full consideration of **Three Hundred Forty-Three Thousand Dollars and 00/100 (\$343,000.00)**, hereby grant to

**Grantee: Jorge A. Gamboni and Vilma E. Gamboni, As Husband and Wife, tenants by the entirety, of 41 Indian Lake Parkway, Worcester, Worcester County, MA 01605**

with quitclaim covenants

the land in **Mendon** being described as follows:

A certain tract or parcel of land situated on the westerly side of Cape Road in said Mendon, Massachusetts, being shown as Lot 2 on a plan entitled, "Plan of Land in Mendon, Mass. Property of: Rene T. and Nettie P. Morel" Scale 30 feet to an inch, dated May 24, 1982 by Guerriere & Halnon, Inc., Engineering and Land Surveying, 326 West Street, Milford, Mass., said plan being recorded in Worcester Registry of Deeds, Plan Book 497, Plan 53 and being more particularly bounded and described according to said plan as follows:

BEGINNING at a point on the westerly side of Cape Road at land now or formerly of Stanley E. and Edith L. Tuttle, said point being the southeast corner of the land herein described;

THENCE S. 75 degrees 43' 13" W., 607.68 feet by said Tuttle land to land now or formerly of Frank R. and Jean H. Boyer;

THENCE N. 09 degrees 28' 25" W., 113.19 feet by said Boyer land to a drill hole at land now or formerly of Theodore Cohen, Trustee of H2O Trust;

THENCE N. 09 degrees 28' 57" W., by said Cohen land, 69.54 feet to a point at Parcel "A" as shown on said plan;

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THENCE N. 79 degrees 30' 48" E., by said Parcel "A" and land now or formerly of Stanley and Genevieve E. Gardner, 587.59 feet to an iron pin set on the westerly side of Cape Road;

THENCE S. 16 degrees 42' 33" E., by the westerly side of Cape Road, 143.35 feet to the point of beginning.

Being the same premises conveyed to the herein named grantor(s) by deed recorded with the Worcester County Registry of Deeds in Book 51109, Page 21.

In witness thereof, Bethany Community Church has caused its authorized signatory to sign its name and behalf seal this 14 day of September, 2018.

Bethany Community Church


Philip L. McCutchen  
By: Philip L. McCutchen  
Its President

**COMMONWEALTH OF MASSACHUSETTS**

Worcester County, ss


On this 14 day of September, 2018, before me, the undersigned notary public, personally appeared Philip L. McCutchen, President, proved to me through satisfactory evidence of identification, which were  Driver's License;  State ID;  Passport;  Other Government Issued ID;  Other \_\_\_\_\_, (or personally known to me), 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 on behalf of Bethany Community Church.

[Signature]  
Notary Public:  
My Commission Expires:

 **CHRISTOPHER M. CROWLEY**  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
May 15, 2020

In witness thereof, Bethany Community Church has caused its authorized signatory to sign its name and behalf seal this 14 day of September, 2018.

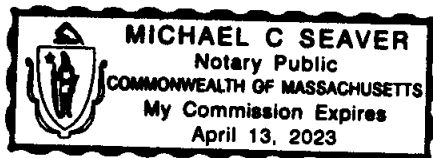
Bethany Community Church


  
By: Scott Pfeffer  
Its Treasurer

**COMMONWEALTH OF MASSACHUSETTS**

Worcester County, ss

On this 14 day of September, 2018, before me, the undersigned notary public, personally appeared Scott Pfeffer, Treasurer, proved to me through satisfactory evidence of identification, which were  Driver's License;  State ID;  Passport;  Other Government Issued ID;  Other \_\_\_\_\_, (or personally known to me), 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 on behalf of Bethany Community Church.



  
Notary Public: Michael C Seaver  
My Commission Expires: April 13, 2023