

Worcester South District Registry of Deeds Electronically Recorded Document

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Recording Information

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Recording Fee (including excise)	: \$1,782.92

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 08/04/2020 02:32 PM
Ctrl# 212063 11997 Doc# 00086152
Fee: \$1,627.92 Cons: \$357,000.00

Worcester South District Registry of Deeds
Kathryn A. Toomey, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

Quitclaim Deed

I, Val L. Busler, as Trustee of the Krishtal Living Trust, under a declaration of trust dated September 5, 2019, and any amendments thereto, and described in a trustee's certificate pursuant to M.G.L. ch. 134 sec. 35 and recorded with Worcester County Registry of Deeds at Book 61072, Page 19, and with a mailing address of 258 Harvard Street, Apartment 294, Brookline, Massachusetts 02446,

for consideration paid, in the amount of THREE HUNDRED FIFTY-SEVEN THOUSAND DOLLARS (U.S. \$357,000.00 Dollars)

grant to Filipe M. Mendes and Dulce Carvalho, as husband and wife, tenants by the entirety, hereinafter of 51 Cape Rd., Mendon, MA 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 "Plan 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.

Meaning and intending to convey the property conveyed to the Trustee by Deed recorded with Worcester County Registry of Deeds at Book 61072, Page 21.

Property Address: 51 Cape Road, Mendon, MA 01756

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Executed as a sealed instrument on

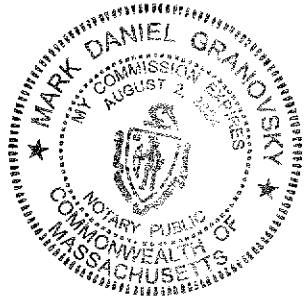
July 29, 2020Val Busler

Val L. Busler, Trustee

Commonwealth of Massachusetts

County of NORFOLK

On July 29th, 2020, before me, the undersigned notary public, personally appeared Val L. Busler, Trustee as aforesaid, proved to me through satisfactory evidence of identification, which was a Massachusetts driver's license to be the person whose name is signed on the preceding or attached document, and acknowledged to me that ~~he~~ she signed it voluntarily for its stated purpose for the benefit of the Krishtal Living Trust.

Mark Daniel Granovsky

Notary Public

My commission expires:

August 3, 2024