

# 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: 12/21/2020 03:22 PM  
Ctrl# 218307 23140 Doc# 00159319  
Fee: \$547.20 Cons: \$120,000.00  
\*\*\*\*\*

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

Property Address 65 Hartford Avenue West, Mendon, MA 01756

**QUITCLAIM DEED**

**Orland F. Stevens, III**, of 67 Hartford Avenue West, Mendon, MA 01756, by and through my son, **Leonard L. Nelson**, of 5A Street, Douglas, Massachusetts 01516 in consideration of One Hundred Twenty Thousand Dollars and 00/100 Dollars (\$120,000.00) paid grant to **Andrey Belov** of Warwick, Rhode Island as Sole Owner

with QUITCLAIM COVENANTS

the following described premises:

**The property known and numbered as 65 Hartford Avenue West, Mendon, Massachusetts as more specifically set forth on Exhibit "A" attached hereto and made a part hereof.**

I, the undersigned, **Orland F. Stevens, III**, hereby declare, under the penalties of perjury, that I and my spouse, **Dawn M. Stevens**, (who is not an owner of the property) confirm that the subject property is not now nor has it ever been either a place of or residence for myself and or my spouse.

Being the same property conveyed to **Orland F. Stevens, III** by deed from Rank Ceramicoli and Mario Ceramicoli aka Mario P. Ceramicoli dated February 2, 1977 and recorded February 3, 1977 in Book 6119, Page 294 in the Worcester County Registry of Deeds.

WITNESS MY HAND AND SEAL THIS <sup>18<sup>th</sup></sup> DAY OF DECEMBER, 2020.

*Orland F. Stevens, III*  
*By Leonard L. Nelson*  
*Attorney in Fact*

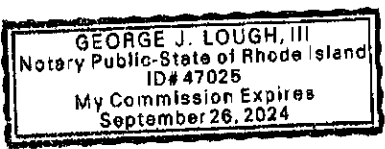
Orland F. Stevens, III by  
Leonard L. Nelson his  
Attorney In Fact

STATE OF RHODE ISLAND  
COUNTY OF KENT

In Warwick on the 18<sup>th</sup> day of December, 2020, before me the undersigned notary public personally appeared **Leonard L. Nelson** proved to me through satisfactory evidence of identification which was his Massachusetts Driver's License to be the person executing the foregoing instrument to be his free act and deed individually and in his capacity as attorney in fact for Orland F. Stevens, III.

*George J. Lough, III*  
George J. Lough, III, Notary Public  
My Commission Expires: 09/26/2024  
Notary I.D. No. 47025

**Property Address:**  
65 Hartford Avenue West  
Mendon, Massachusetts 01756  
Parcel ID: 10-141-65-0



Grantee's Address:

Mr. Andrey Belov  
3124 Post Road  
Warwick, RI 02886

EXHIBIT "A"

A certain parcel of land, with the buildings thereon, situated on the northerly side of Hartford Avenue West, in said Mendon, and being more particularly bounded and described as follows:

The land with the buildings thereon situated in Mendon, in said County of Worcester, on the northerly side of Hartford Turnpike, bounded and described as follows:

Beginning at a stone wall on the northerly side of said street located at the southeasterly corner of the herein premises and at land now or formerly of one Norman Rogers;

Thence running in a northerly direction and bounded easterly by said Rogers land along a stone wall a distance of 100 feet to land now or formerly of Frank Roy and land of one Wood;

Thence turning and running westerly and bounded northerly by land now or formerly of Frank Roy a distance of 90 feet to a stake;

Thence turning and running southerly and bounded westerly by land now or formerly of Frank Roy a distance of 100 feet to the northerly side of said Hartford Turnpike;

Thence turning and running along said Hartford Turnpike a distance of 90 feet to the point of beginning.

65 Hartford Avenue West, Mendon, MA 01756,-- Parcel ID: 10-141-65-0