

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: 02/28/2018 11:26 AM
 Ctrl# 179403 00357 Doc# 00019182
 Fee: \$1,956.24 Cons: \$429,000.00

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

QUITCLAIM DEED

North Pond LLP, a Massachusetts Limited Liability Partnership, with a principal address of 10 Mowry Street, Mendon, Worcester County, Massachusetts

For consideration paid and in full consideration of FOUR HUNDRED TWENTY NINE THOUSAND DOLLARS (\$429,000.00)

Grant to **John J. Shushereba and Kathryn Vunck**, as joint tenants with rights of survivorship, now of 22 Washington Street, Mendon, MA 01756

with quitclaim covenants

A certain parcel of land together with the buildings and improvements thereon situated on the westerly side of Washington Street, formerly known as Birch Alley, in Mendon, Worcester County, Massachusetts, being shown on a Plan entitled "Town of Mendon, Mass. Land of Willard E. and Ruth Kinnecome, dated August 27, 1966 by John R. Andrews, Jr. Surveyor" recorded in Plan Book 303, Plan 111, bounded and described as follows:

BEGINNING at a point on the westerly side of Washington Street at land of William E. Garrett, et ux, said point being N. 28° 00' W. seventy (70) feet from a drill hole in a wall at land now or formerly of Congdon, this being the southeasterly corner of the premises;

THENCE N. 28° 00' W. one hundred fifty (150) feet by the westerly side of Washington Street and said stone wall to other land of now or formerly of Kinnecome;

THENCE S. 68° 47' W. five hundred twelve and sixty-two (512.62) hundredths feet by Willard E. Kinnecome and Ruth A. Kinnecome land now or formerly of Kinnecome to an iron pipe at land now or formerly of Lyman E. Wheeler;

THENCE S. 1° 30' W. one hundred ninety-one and thirty-eight (191.38) hundredths feet by said land now or formerly of Lyman E. Wheeler to land of William E. Garrett et ux;

THENCE N. 66° 10' E. six hundred four and sixty-eight (604.68) hundredths feet by said land of William E. Garrett et ux, to the place of beginning.

Containing ninety thousand four hundred ninety-two (90,492) square feet of land more or less.

22 Washington Street, Mendon Ma

This transaction is not all or substantially all of the assets of the grantor limited liability partnership and is in the ordinary course of business in the Commonwealth of Massachusetts

Being all of the same premises conveyed to grantor by deed recorded with Worcester District Registry of Deeds in Book 56972, Page 104.

EXECUTED as a sealed instrument this 23rd day of February, 2018.

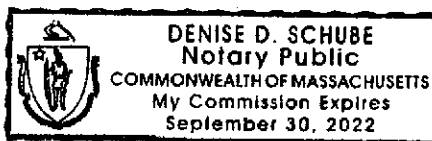
North Pond LLP

Timothy Aicardi
Timothy Aicardi, Partner
Duly authorized

COMMONWEALTH OF MASSACHUSETTS
WORCESTER, ss

On this 23rd day of February, 2018, before me, the undersigned Notary Public, personally appeared Timothy Aicardi, Partner, aforesaid, proved to me through satisfactory evidence of identity, which was a driver's license to be the person whose name is signed on the preceding document and acknowledged to me that he signed it voluntarily on behalf of North Pond LLP for its stated purpose.

Denise D. Schube
Denise D. Schube
Notary Public
My Commission Expires: 09/30/22



ATTEST: WORC Anthony J. Vigliotti, Register