

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: 07/01/2020 01:36 PM
 Ctrl# 210745 02235 Doc# 00070592
 Fee: \$2,097.60 Cons: \$460,000.00

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

QUITCLAIM DEED

We, George J. Bonderenko and Margaret R. Bonderenko, a married couple, of Mendon, Massachusetts

For Consideration Paid Of **FOUR HUNDRED SIXTY THOUSAND (\$460,000.00) DOLLARS**

Grant To ^{E.} Jason Krauss and ^{J.} Kara Krauss, husband and wife as tenants by the entirety

Of 17 Washington Street, Mendon, MA 01756

with Quitclaim Covenants

Two certain parcels of land located on Washington Street, Mendon, Worcester County, Massachusetts, being bounded and described as follows:

PARCEL

A certain tract or parcel of land situated off the northeasterly side of Washington Street, Mendon, Worcester County, Massachusetts being shown as Parcel 2 on a plan entitled "Plan of Land in Mendon, Mass. Property of: Parcels 1 & 3; Estate of Joseph F. Ghelli, Parcel 2: Ronald & Kimberly Ferucci Scale: 20 feet to an inch Date: May 22, 1995 Guerriere & Halnon, Inc. Engineering & Land Surveying, 333 West Street, Milford, Mass. 01757", said Plan recorded in Worcester District Registry of Deeds, Plan Book 694, Plan 72 and being bounded and described as follows:

BEGINNING at a point at the most westerly corner of Parcel 3 as shown on said Plan;

THENCE N. 06° 53' 55" W., 11.05 feet by land now or formerly of Ronald Ferucci and Kimberly Ferucci;

THENCE N. 51° 39' 21" E., 169.58 feet still along land of said Ferucci to a point;

THENCE N. 59° 59' 41" E., 23.96 feet;

THENCE N. 72° 46' 38" E., 17.13 feet;

THENCE N. 85° 44' 16" E., 15.67 feet to a point at the most westerly corner of utility and access easement area of Parcel as shown in said Plan;

THENCE S. 53° 55' 00" W., 228.18 feet along Parcel 3 as shown on said Plan to the point of beginning.

Property Address: 17 Washington Street, Mendon, MA 01756

Said Parcel contains an area of 2,820 square feet, more or less, according to said plan.

PARCEL

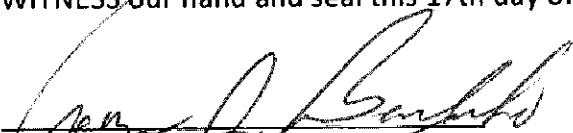
A certain tract or parcel of land situated off the northeasterly side of Washington Street, Mendon, Worcester County, Massachusetts, being shown as Parcel 3 on a plan entitled "Plan of Land in Mendon, Mass. Property of: Parcels 1 & 3; Estate of Joseph F. Ghelli, Parcel 2: Ronald & Kimberly Ferucci Scale: 20 feet to an inch Date: May 22, 1995 Guerriere & Halnon, Inc. Engineering & Land Surveying 333 West Street, Milford, Mass. 01757", said Plan recorded in Worcester District Registry of Deeds Plan Book 694, Plan 72 and to which Plan reference may be made for a more particular description of said Parcel 3. Said Parcel 3 contains 57,466 ± square feet according to said Plan.

The above parcels are conveyed subject to rights and easements and with the benefit of the indemnities set forth in a deed from the Grantor to Ronald P. Ferucci and Kimberly Ferucci dated June 29, 1995 and recorded with said Deeds, and also a Utility and Access Easement as shown on said Plan.

Grantors hereby release any and all rights of homestead and hereby state that no other persons are entitled to any benefits of an existing estate of homestead.

Being the same premises conveyed by deed recorded with the Worcester District Registry of Deeds in Book 17152, Page 259.

WITNESS our hand and seal this 17th day of June 2020


George J. Bonderenko


Margaret R. Bonderenko

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

June 17, 2020

On this 17th day of June, 2020, before me, the undersigned notary public, personally appeared George J. Bonderenko and Margaret R. Bonderenko, proved to me through satisfactory evidence of identification, which was a Massachusetts Driver's License to be the person(s) whose name(s) are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily, as their free act and deed, for its stated purpose.



Notary Public

My Commission Expires:

