

Worcester South District Registry of Deeds Electronically Recorded Document

This is the first page of the document – Do not remove

Recording Information

Document Number	: 81557
Document Type	: DEED
Recorded Date	: September 29, 2023
Recorded Time	: 02:21:54 PM
Recorded Book and Page	: 69707 / 186
Number of Pages(including cover sheet)	: 4
Receipt Number	: 1538041
Recording Fee (including excise)	: \$155.00

 MASSACHUSETTS EXCISE TAX
 Worcester District ROD #20 001
 Date: 09/29/2023 02:21 PM
 Ctrl# Doc# 00081557
 Fee: \$.00 Cons: \$10.00

Worcester South District Registry of Deeds
 Kathryn A. Toomey, Register
 90 Front St
 Worcester, MA 01608
 (508) 368-7000

Prepared by and return to:
Cushing & Dolan, P.C.
Totten Pond Road Office Park
375 Totten Pond Road, Suite 200
Waltham, MA 02451
Page 1 of 3

MASSACHUSETTS QUITCLAIM DEED

We, **DAVID R. CARCHIO** and **LYNNE M. CARCHIO**, husband and wife as tenants by the entirety, presently of 180 Millville Road, Mendon, Worcester County, Commonwealth of Massachusetts,

FOR CONSIDERATION PAID AND IN FULL CONSIDERATION OF TEN (\$10.00) DOLLARS,

Grant a one-half (1/2) undivided interest to **DAVID R. CARCHIO** and **LYNNE M. CARCHIO**, Trustees of the **DAVID R. CARCHIO FAMILY TRUST** under Declaration of Trust dated July 19, 2023, and a one-half (1/2) undivided interest to **LYNNE M. CARCHIO**, Trustee of the **LYNNE M. CARCHIO FAMILY TRUST** under Declaration of Trust dated July 19, 2023, see Trustee's Certificates pursuant to M.G.L. c. 184, § 35 recorded herewith, said Trusts having an address at 180 Millville Road, Mendon, Worcester County, Commonwealth of Massachusetts, with **QUITCLAIM COVENANTS**, as tenants in common, the premises known as **24 Hopedale Street, Mendon, Massachusetts**, further bounded and described as follows:

A certain parcel of land located in Mendon, Worcester County, Massachusetts on the northwesterly side of Hopedale Street, consisting of 6.056 acres, shown as **Lot 24** on a "Plan of Land in Mendon, MA, prepared for David Lowell, Scale 1" = 80', Date: August 11, 1997, Revised August 18, 1997, Shea Engineering & Surveying Co., Inc.," which plan is recorded in Plan Book 720, Plan 38.

No title exam was prepared.

For our title reference see deed of even date and recorded with the Worcester County Registry of Deeds herewith.

Property Address: 24 Hopedale Street, Mendon, Massachusetts 01756

WITNESS our hands and seals this 19 day of July, 2023.

David R. Carchio

DAVID R. CARCHIO

Lynne M. Carchio

LYNNE M. CARCHIO

COMMONWEALTH OF MASSACHUSETTS

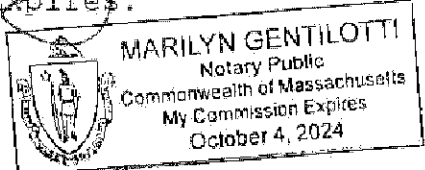
Norfolk, ss.

On this 19 day of July, 2023, before me, the undersigned notary public, personally appeared **DAVID R. CARCHIO**, proved to me through satisfactory evidence of identification, which is photo identification personal knowledge, to be the person whose name is signed on the preceding or attached document in my presence, and who swore or affirmed to me that the contents of the document(s) are truthful and accurate to the best of his knowledge and belief and acknowledged he signed it voluntarily for its stated purpose.

Marilyn Gentilotti

My Commission Expires:

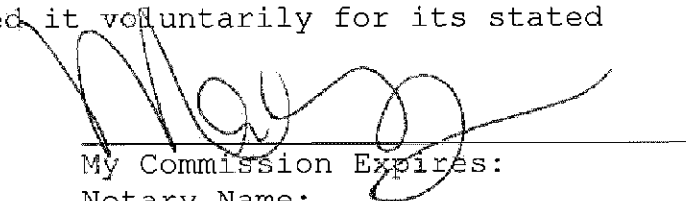
Notary Name:



COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 19 day of July, 2023, before me, the undersigned notary public, personally appeared **LYNNE M. CARCHIO**, proved to me through satisfactory evidence of identification, which is photo identification personal knowledge, to be the person whose name is signed on the preceding or attached document in my presence, and who swore or affirmed to me that the contents of the document(s) are truthful and accurate to the best of her knowledge and belief and acknowledged she signed it voluntarily for its stated purpose.



My Commission Expires:

Notary Name:

