

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 11/07/2014 03:33 PM
Ctrl# 136745 27997 Doc# 00105749
Fee: \$1,140.00 Cons: \$250,000.00



2014 00105749
Bk: 53017 Pg: 114
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QUITCLAIM DEED

We, Ralph S. Ferrucci, as surviving spouse and being a single man, of 94 North Avenue, Mendon, Massachusetts, David J. Ferrucci, an unmarried man, having a principal residence of 116 North Street, Portland, Maine and Marilyn Gilman, a married woman, having a principal residence of 4 Ashkins Drive, Mendon, Massachusetts

For consideration paid and in full consideration of Two Hundred Fifty Thousand Dollars (\$250,000.00)

Grant to Over the Bridge Investments, Inc. a Massachusetts corporation with a principal place of business at 11 Lietrim Circle, Centerville, MA 02632

WITH QUITCLAIM COVENANTS

The land in said Mendon, together with the buildings thereon, situated on the Westerly side of North Avenue, bounded and described as follows:

Beginning at the Northeasterly corner of the premises at a point in the Westerly line of said Avenue and by land of M. Morton Goodnow et ux, which point is 184.41 feet distant S. 25° 21' 25" E. of land on one Simmons measured along the Westerly line of said Avenue; thence

- S. 25° 21' 25" E. 99.07 feet to a Worcester County Highway Bound, being a brass pin in a rock; thence
- S. 24° 59' 41" E. 100.93 feet to a stake, the last two courses bounding by the Westerly line of said Avenue; thence
- S. 65° 00' 19" W. by remaining land of Gordon R. Good et ux, 251.01 feet to an iron pipe in a stone wall; thence
- N. 20° 21' 09" W. by land of one Mahern, in part by a stone wall, 200.66 feet to a stake; thence
- N. 65° 00' 19" E. by said M. Morton Goodnow et ux land, 234.17 feet to the point of beginning.

Property Address: 94 North Avenue, Mendon

Being the same premises conveyed to Grantor's by deed dated January 27, 2006, recorded with Worcester South District Registry of Deeds in Book 38338, Page 169. Priscilla R. Ferrucci died a resident of Mendon, Massachusetts on March 30, 2013. See Death Certificate filed herewith in Book 53017, Page 112.

I, Ralph S. Ferrucci, hereby release all my rights of Homestead and state that there are no other persons entitled to any benefits of an existing estate of Homestead.

We, David J. Ferrucci and Marilyn Gilman, hereby state that we are not entitled to any benefits of an existing estate of Homestead as this property is not our primary residence. We also state that there are no other persons entitled to any benefits of an existing estate of Homestead.

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JA

WITNESS our hands and seals this 7th day of November 2014.

Ralph S. Ferrucci

Ralph S. Ferrucci

Marilyn Gilman

Marilyn Gilman

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

November 7, 2014

On this 7th day of November 2014, before me, the undersigned notary public, personally appeared Ralph S. Ferrucci and Marilyn Gilman, proved to me through satisfactory evidence of identification, which were photo identifications, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Francis X. Small

Notary Public: Francis X. Small

My Commission Expires: 06/06/2019

WITNESS my hand and seal this 31ST day of October 2014.

David J. Ferrucci
David J. Ferrucci

STATE OF MAINE

Cumberland, ss.

October 31, 2014

On this 31 day of October 2014, before me, the undersigned notary public, personally appeared David J. Ferrucci, proved to me through satisfactory evidence of identification, which was a Drivers license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Jason Balko
Notary Public:
My Commission Expires: 8-13-2020

