

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: 01/10/2025 12:37 PM
Ctrl# 266487 24295 Doc# 00002461
Fee: \$1,621.08 Cons: \$355,110.00

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

QUITCLAIM DEED

William M. Ambrosino and Sharon Ambrosino, being married of Mendon,
Worcester County Massachusetts

for consideration paid and in full consideration of THREE HUNDRED FIFTY FIVE
THOUSAND ONE HUNDRED TEN (\$355,110.00) DOLLARS

Grant to Richards FT. Meyers LLC a Massachusetts Limited Liability Company 2 Adare
Road, Mendon Ma 01756

WITH QUITCLAIM COVENANTS

A certain parcel of land located in Mendon, Worcester County, Massachusetts shown as
lot 1B on plan of land entitled "Plan of Land Located at 84/86 Mowry Street Mendon,
Ma prepared for William Ambrosino 86 Mowry Street Mendon, MA" and is recorded
with the Worcester District Registry of Deeds in Plan Book 980, Plan 51 to which plan
reference may be had for a more particular description of said Lot 1B.

Subject to any easements and restrictions of record insofar as these same may now be in
force and effect.

Subject to a perpetual ten foot wide utility easement for the benefit of Lot 2B as shown
on said plan.

Subject to declaration of Protective Covenants for Lots 1 and 2, Plan Book 622, Plan 71
dated October 1989 and recorded in Book 124030, page 144 as the same are now in
effect.

Said Lot 1B containing 60,438 square feet of land more or less as shown on said plan.

For Grantors Title see Book 70464, Page 181 and being a portion of land conveyed by
deed recorded with the Worcester District Registry of Deeds in Book 19941, Page 341.

We, William M. Ambrosino and Sharon Ambrosino, named herein, do hereby voluntarily
release all of my rights of homestead, if any, as set forth in M.G.L Chapter 188 and stated
under the pains and penalties of perjury that there is no other person or persons entitled to
any homestead rights other than those executing this deed.

PROPERTY ADDRESS: 84 Mowry Street, Mendon, MA

Executed as a sealed instrument this 10th day of December, 2024.

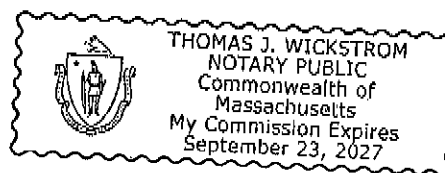
William M. Ambrosino
William M. Ambrosino

Commonwealth of Massachusetts

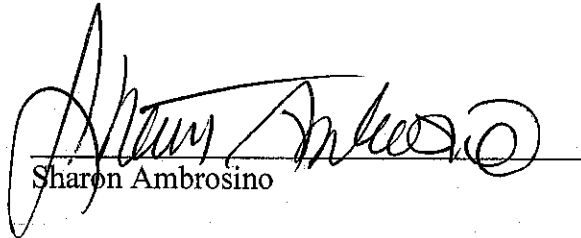
Worcester, ss.

On 10th day of December, 2024, before me, the undersigned notary public, personally appeared William M. Ambrosino, the above-named and proved to me through satisfactory evidence of identification being personal knowledge, to be the person whose name is signed on this document, and acknowledged to me that they signed it voluntarily for its stated purpose and that the foregoing instrument is their free act and deed.

Thomas J. Wickstrom
Thomas J. Wickstrom, Notary Public
My Commission Expires: 09/23/2027




Executed as a sealed instrument this 8th day of January, 2025.


Sharon Ambrosino

Commonwealth of Massachusetts

Worcester, ss.

On 8th day of January, 2025, before me, the undersigned notary public, personally appeared Sharon Ambrosino, the above-named and proved to me through satisfactory evidence of identification being personal knowledge, to be the person whose name is signed on this document, and acknowledged to me that she signed it voluntarily for its stated purpose and that the foregoing instrument is her free act and deed.


Thomas J. Wickstrom, Notary Public
My Commission Expires: 09/23/2027

ATTEST: WORC Kathryn A. Toomey, Register