

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: 08/27/2015 12:22 PM
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Fee: \$1,320.12 Cons: \$289,400.00

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

QUITCLAIM DEED

We, Robert Kovacs, Jr. and Kelly A. Kovacs, husband and wife, of Mendon, Worcester County, Massachusetts

For consideration of TWO HUNDRED EIGHTY NINE THOUSAND FOUR HUNDRED AND 00/100 DOLLARS (\$289,400.00) Paid

Grant to Scott E. Bruno and Amanda P. Bruno, Husband and Wife, Tenants by the Entirety of 20 Blackstone Street, Mendon, Worcester County, Massachusetts

With Quitclaim Covenants

Three (3) tracts or parcels of land described as follows:

TRACT I:

The land in Mendon, Worcester County, Massachusetts with the buildings thereon on the southeasterly side of Blackstone Street at land now or formerly of Merton F. & Janet L. Barrows;

Thence South 52° East by a stone wall at said Barrows land, two hundred (200) feet to a point;

Thence North 23° East one hundred fifty (150) feet by land now or formerly of Vanderlinde and Waite to a point;

Thence North 52° West still by said last mentioned land, two hundred (200) feet to the southeasterly side of Blackstone Street;

Thence South 23° West one hundred fifty (150) feet by the southeasterly side of Blackstone Street to the point of beginning.

Containing 30,000 square feet of land, more or less.

TRACT II:

The land in said Mendon situated on the southeasterly side of Blackstone Street, bounded and described as follows:

Beginning at the southeasterly side of Blackstone Street at land now or formerly of James W. Waite et ux;

Locus: 20 Blackstone Street, Mendon, MA

Thence South 52° East by other land of said Waite, two hundred (200) feet to the land now or formerly of Evert Vanderlinde et al;

Thence North 23° East by said remaining land now or formerly of Vanderlinde and Waite partnership, twenty-five (25) feet to a point;

Thence North 52° West, two hundred (200) feet to said Blackstone Street;

Thence South 23° West, Twenty five (25) feet to the point of beginning.

TRACT III:

That parcel of land in Mendon on the easterly side of Blackstone Street, a public way in Mendon, Worcester County, Massachusetts, being more particularly bounded and described as follows:

Beginning at a point at the northeasterly corner of the granted premises;

Thence South 52° East, sixty seven (67) feet along land now or formerly of Nancy B. Nichols to a point;

Thence South 23° West, one hundred seventy-five (175) feet along land of said Nichols;

Thence North 52° West, sixty seven (67) feet along land now or formerly of Janet L. and Merton F. Barrows:

Thence North 23° East, one hundred seventy five (175) feet along land now or formerly of Shea to the point of beginning.

Said Tract III being parcel 4 containing an area of 11,325 square feet more or less, on a Plan entitled "Compiled Plan of Land in Mendon, Mass., Property of Evert Vanderlinde, Scale: 100 feet to an inch, Date: January 19, 1977, Guerriere & Halnon, Inc., Engineering and Land Surveying, 326 West Street, Milford, Mass.," filed with the Worcester District Registry of Deeds in Plan Book 434, Plan 9.

The Grantors hereby release all rights of homestead and states that no other person is entitled to any benefits of an existing estate of homestead.

Being the premises conveyed to the grantors by deed dated June 11, 2010 and recorded in the Worcester County Registry of Deeds in Book 45925, Page 129.

Witness our hand and seal this 25th day of August, 2015.

Robert Kovacs, Jr.

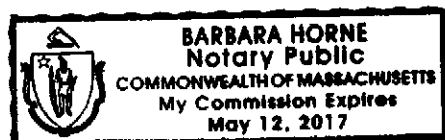
Kelly A. Kovacs

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS:

August 25th 2015

On this 25th day of August, 2015, before me, the undersigned notary public, personally appeared Robert Kovacs, Jr. and Kelly A. Kovacs and acknowledged the foregoing instrument to be their free act and deed and provided to me through satisfactory evidence of identification, which were Massachusetts Driver's Licenses to be the persons whose names are signed voluntarily on the preceding or attached document in my presence and for its stated purpose.



Barbara Horne
 Notary Public
 My Commission Expires: 5/12/2017

ATTEST: WORC Anthony J. Vigliotti, Register