

Worcester South District Registry of Deeds Electronically Recorded Document

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Recording Information

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Recording Fee (including excise)	: \$1,682.60

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 12/10/2020 12:45 PM
Ctrl# 217778 04544 Doc# 00153002
Fee: \$1,527.60 Cons: \$335,000.00

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

Quitclaim Deed

We, **Mark A. D'arcangelo and Denise M. D'Arcangelo** as Trustees of the **TAMI Realty Trust under a Declaration of Trust dated October 6, 2016** for consideration paid and in full consideration of **THREE HUNDRED THIRTY FIVE THOUSAND AND 00/100 DOLLARS (\$335,000.00)** grant to **Pietro J. DeGaetano**, individually now of 51 Millville Rd, Mendon, MA.

with *QUITCLAIM COVENANTS*

A certain parcel of land on the westerly side of Millville Road in the Town of Mendon, Worcester County, Massachusetts, bounded and described as follows:

Beginning at northeasterly corner of lot to be conveyed at and now or formerly of Carl F. Wagner and W. Mark Wagner, and on westerly side of Millville Road, 1933 Worcester County Highway Layout, at an iron pipe,

THENCE southerly, along westerly sideline of said Millville Road, on curve of radius of 4030.00 feet, a distance of 89.63 feet to a Worcester County Highway bound opposite station 38 + 01.86;

THENCE still along westerly sideline of Millville Road, S. 06° 23' 40" W., a distance of 60.37 feet to a concrete bound at land now or formerly of L.M. Wagner;

THENCE along said land now or formerly of L.M. Wagner, N. 84° 17' 50" W., a distance of 222.30 feet to an iron pipe at land now or formerly of Wilfrid Remillard;

THENCE along said land now or formerly Wilfrid Remillard, N. 08° 05' E., 151.23 feet to an iron pipe at land or now formerly of said Carl F. Wagner and W. Mark Wagner; and

THENCE S. 84° 00' E., along said land now or formerly of Carl F. Wagner and W. Mark Wagner, a distance of 218.83 feet to point of beginning.

PROPERTY ADDRESS: 51 Millville Rd, Mendon, MA

Containing 33,200 square feet, more or less.

Bearings magnetic, based on Worcester County Highway Layout heretofore mentioned.

Being the same premises described and shown on a plan entitled "Land in Mendon, Mass. of Carl F. Wagner & W. Mark Wagner, Ref. Worcester District Registry of Deeds, Book 2838, Page 235, Remillard to Wagner, Bearings Magnetic Based on Worc. Co. L.O., Scale: 1' = 40'. Paul V. Swanson, Surveyor, Upton, Mass., Sept. 3, 1963", recorded with Worcester District Deeds, Plan Book 275, Plan 4.

Grantor hereby waives any and all homestead rights she has or may have had in the property described above and conveyed herein as set forth in M.G.L. Chapter 188. Grantor also hereby certifies, under the pains and penalties of perjury, that no other persons are entitled to any benefits of an existing Estate of Homestead.

Meaning and intending to convey the same premises conveyed to the Grantor by Deed recorded on November 18, 2016 Worcester County Registry of Deeds in Book 56325, Page 246.

[signature pages to follow]

Executed as a sealed instrument this 7th day of Dec, 2020.

Mark A. D'Arcangelo
Mark A. D'arcangelo as Trustee

STATE/ COMMONWEALTH OF Mass

Worce County, ss.

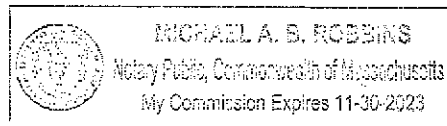
On this 7 day of Dec, 2020, before me, the undersigned notary public, personally appeared, **Mark A. D'arcangelo in his capacity as Trustee**, who proved to me through satisfactory evidence of identification, which was ☒ Driver's License; ☐ State ID; ☐ Passport; ☐ Other Government Issued ID; ☐ Other, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me, under the penalties of perjury, that the contents of said document are truthful and accurate, to the best of his knowledge and belief, and that he signed it voluntarily for its stated purpose as his free act and deed.

Notary Public:

My Commission Expires

Michael A. B. Robbins

11-30-2023



Executed as a sealed instrument this 7 day of Dec, 2020.

Denise M D'Arcangelo
Denise M. D'arcangelo as Trustee

STATE/ COMMONWEALTH OF Mass

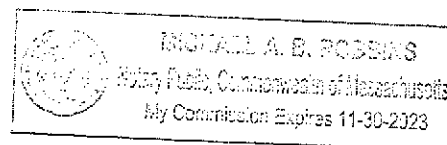
Ware County, ss.

On this 7 day of Dec, 2020, before me, the undersigned notary public, personally appeared, **Denise M. D'arcangelo, in her capacity as Trustee** who proved to me through satisfactory evidence of identification, which was ☒ Driver's License; ☐ State ID; ☐ Passport; ☐ Other Government Issued ID; ☐ Other, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me, under the penalties of perjury, that the contents of said document are truthful and accurate, to the best of his knowledge and belief, and that he signed it voluntarily for its stated purpose as his free act and deed.

Notary Public:

My Commission Expires

Michael A. B. Robbins
11-30-23



ATTEST: WORC Kathryn A. Toomey, Register