

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: 10/01/2021 02:19 PM
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Fee: \$.00 Cons: \$100.00

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

QUITCLAIM DEED Confirmatory

We, Rudolph J. Ferrucci, Jr. and Lynn M. Ferrucci, being married to each other, of Mendon, Massachusetts

for consideration of less than \$100.00 paid

Nicole S. Durand, a single women for a 50% interest as a Tenant in Common with Russell Joseph Jicha-Thompson and Derek Christopher Jicha-Thompson, a fifty percent interest married to each other as Tenants by the Entirety now of 99 Providence Street, Mendon, MA 02140.

with *Quitclaim Covenants*,

The following parcels:

PARCEL A

That certain parcel of land situated on the southwesterly side of Providence Road, Mendon, Worcester County, Massachusetts and being shown as Parcel A on that certain plan of land entitled "Plan of Land in Mendon, MA Prepared for Blueberry Development Trust 800 Providence Highway, Dedham, MA Scale 1"= 40' dated September 5, 1996 revised on October 8, 1996 Shea Engineering an Surveying Co., Inc. 76 Uxbridge Road, Mendon, MA 01756 which said plan is recorded at the Worcester South Registry of Deeds in Plan Book 715, Page 68

PARCEL B

That certain parcel of land situated on the southwesterly side of Providence Road, Mendon, Worcester County, Massachusetts and being shown as Parcel B on that certain plan of land entitled "Plan of Land in Mendon, MA Prepared for Blueberry Development Trust 800 Providence Highway, Dedham, MA Scale 1"= 40' dated September 5, 1996 revised on October 8, 1996 Shea Engineering an Surveying Co., Inc. 76 Uxbridge Road, Mendon, MA 01756 which said plan is recorded at the Worcester South Registry of Deeds in Plan Book 715, Page 68

This is a confirmatory deed as the deed referenced the wrong Parcel B. in the deed recorded in Book 53766, Page 127.

For grantor's title see dated February 9, 1993 recorded at the Worcester South Registry of Deeds in Book 14323, Page 286 and deed dated April 22, 1997 recorded in Book 18822, Page 186.

Property Address: 99 Providence Street, Mendon, MA

WITNESS my hands and seals this 19th day of AUGUST, 2021

Rudolph J. Ferrucci, Jr.
Rudolph J. Ferrucci, Jr.

Lynn M. Ferrucci
Lynn M. Ferrucci

COMMONWEALTH OF MASSACHUSETTS

County of PLYMOUTH AUG 19, 2021

On this 19th day AUGUST of, 2021, before me, the undersigned notary public, personally appeared **Rudolph J. Ferrucci, Jr. and Lynn M. Ferrucci**, proved to me through satisfactory evidence of identification, which was ☒ photographic identification with signature issued by a federal or state governmental agency, ☐ oath or affirmation of a credible witness who is personally known to me and who has stated to me that he/she is unaffected by the document or transaction and that he/she knows the person(s) whose name(s) is/are signed on the preceding/attached document, ☐ personal knowledge of the undersigned, to be the person(s) whose name is/are signed on the preceding/attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose, and was his/her/their free act and deed.

[Signature]
Notary Public

My commission expires:

07/15/2022



REYCE LANG
Notary Public
Commonwealth of Massachusetts
My Commission Expires July 15, 2022

ATTEST: WORC Kathryn A. Toomey, Register