



Bk: 34629 Pg: 175 Doc: DEED
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QUITCLAIM DEED

I, JAMES S. FERRUCCI, JR., of Mendon, Worcester County, Massachusetts

FOR CONSIDERATION PAID, AND IN FULL CONSIDERATION OF LESS THAN ONE HUNDRED (\$100.00) Dollars

2

1 25/10

GRANT TO JAMES S. FERRUCCI, JR. AND SUE ANN FERRUCCI, as husband and wife, tenants by the entirety, 26 Bellingham Street, Mendon, Worcester County, Massachusetts with *quitclaim covenants*

Being all and the same premises conveyed to me by Deed of James A. Ferrucci a/k/a James S. Ferrucci, Jr. and Johanna M. Ferrucci, said Deed dated February 21, 1991, and recorded with Worcester District Registry of Deeds Book 5193, Page 107, and being more particularly bounded and described therein as follows:

“A certain tract or parcel of land, with the buildings thereon, situated on the northerly side of Bellingham Road, Mendon, Massachusetts, being the same tract or parcel as shown and described on Plan entitled “Plan of Land in Mendon, Mass. property of James S. Ferrucci and Philomena M. Ferrucci, Scale 1” = 30’, October 8, 1969, Schofield Bros., Inc. Registered Land Surveyors 121 East Main Street, Milford, Mass.”, said plan to be filed herewith and being more particularly bounded and described as follows:

Beginning at an iron pipe set in the ground on the northerly side of Bellingham Road, and running N. 17° 57’ 49” E., 238.02 feet as shown on said Plan to a concrete bound at other land of said grantors;

THENCE along said other land of grantors, as shown on said Plan, S. 54° 34’ 09” E. 270.18 Feet to a concrete bound at other land of grantors;

Thence S. 36° 57’ 19” W., 177.29 feet, as shown on said Plan, to a concrete bound set in the ground at said Bellingham Road;

Thence N. 68° 58’ 11” W., 200.31 feet along said Bellingham Road, as shown on said Plan, to the point of beginning.

Containing about 1.096 acres, more or less.

Property Address: 26 Bellingham Road, Mendon, MA 01756

Mail to: Lisa M. Alberto, Esquire
203 Main Street
Milford, Ma 01757

MA

Being the same premises as were conveyed to by deed recorded in the Worcester District Registry of Deeds, Book 13256, Page 365

The above premises is also shown as Parcel A on a plan filed with said Worcester Deeds in Plan Book 503, Plan 62.

Witness my hand and seals this 13th day of September, 2004.

James S. Ferrucci Jr

JAMES S. FERRUCCI, JR.

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

On this 13th day of September, 2004, before me, the undersigned notary public, personally appeared JAMES S. FERRUCCI, JR. and proved to me thorough satisfactory evidence of identification, which was Commonwealth of Massachusetts driver's license photo identification, to be the person whose name is signed on the preceding or attached document(s), and acknowledged to me that he signed it voluntarily for its stated purpose.

Lisa M. Alberto

Lisa M. Alberto
Notary Public
My commission expires: 9/26/08

