



Bk: 39603 Pg: 266 Doc: DEED  
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**QUITCLAIM DEED**

MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 08/18/2006 01:32 PM  
Ctrl# 055430 24164 Doc# 00124454  
Fee: \$2,890.40 Cons: \$590,000.00

WE, **JAMES S. FERRUCCI, JR. and SUE ANN FERRUCCI**, husband and wife, of Mendon,  
Worcester County, Massachusetts

FOR CONSIDERATION PAID, AND IN FULL CONSIDERATION OF **FIVE HUNDRED  
NINETY THOUSAND (\$590,000) Dollars**

**GRANT TO CHRISTOPHER CARVALHO and CELESTE L. CARVALHO, a fifty (50%)  
percent interest, as Husband and wife, Tenants by the Entirety and PAULA CORREIA, a  
fifty (50%) percent interest, all as Tenants in Common, without right of survivorship, of 26  
Bellingham Street, Mendon, Worcester County, Massachusetts with *quitclaim covenants***

Certain parcels of land with the land and buildings thereon situated on the northerly side of the  
Bellingham Road, Mendon, Worcester County, Massachusetts, which parcels are shown as  
Parcel 2 and Parcel 3 on a plan of land entitled "Plan of Land Bellingham Road Mendon,  
Massachusetts, prepared by A.S. Elliott & Associates, P.O. Box 85, Hopedale, Massachusetts  
(508) 473-4974, Scale: 1" - 30', dated August 7, 2006", which plan is recorded at Worcester  
District Registry of Deeds in Plan Book 846, Plan 61 and to which plan reference may be made  
for a more particular description of said Parcel 2 and Parcel 3.

Said Parcel 2 contains an area of 61,678 square feet, more or less, according to said plan.

Said Parcel 3 contains an area of 8,614 square feet, more or less, according to said plan.

With the benefit of the non-exclusive right and easement to pass and repass by pedestrian and  
vehicular traffic or otherwise for purposes of ingress and egress from land of Georgia Deane  
Ferrucci to Bellingham Street, Mendon, Massachusetts within the land area shown as "Access  
Easement" on plan recorded in the Worcester District Registry of Deeds in Plan Book 846, Page  
61 and as further described in Easement Deed dated August 4, 2006 and recorded in said Deeds  
in Book 39551, Page 102.

Bellingham Street is called Bellingham Road on said Plan.

With the right to use the streets and ways in common with others entitled thereto.

Subject to and with the benefit of easements and restrictions of record insofar as same may be in  
force and applicable.

For Grantors' titles see Deeds recorded in the Worcester Registry of Deeds in Book 34629, Page  
173, Book 34629, Page 175 and in Book 39551, Page 101.

*Hold*  
Fletcher, Tilton & Whipple  
161 Worcester Road  
Suite 501  
Framingham, MA  
01701-5315

Locus: 26 Bellingham Road aka 26 Bellingham Street, Mendon, MA  
FLETCHER, TILTON & WHIPPLE, P.C.  
TITLE NO. 12113

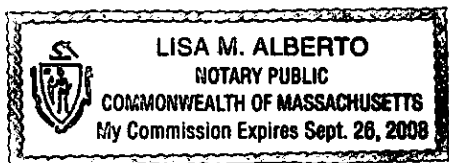
Witness our hands and seals this 16 day of August, 2006,

*James S. Ferrucci Jr*  
JAMES S. FERRUCCI, JR.  
*Sue Ann Ferrucci*  
SUE ANN FERRUCCI

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

On this 16<sup>th</sup> day of August, 2006, before me, the undersigned notary public, personally appeared **JAMES S. FERRUCCI, JR. AND SUE ANN FERRUCCI** and proved to me thorough satisfactory evidence of identification, which was Commonwealth of Massachusetts driver's license photo identification, to be the persons whose names are signed on the preceding or attached document(s), and acknowledged to me that they signed it voluntarily for its stated purpose-



*Lisa M. Alberto*  
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Lisa M. Alberto,  
Notary Public  
My commission expires: 9/26/2008