

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: 08/13/2020 11:12 AM
 Ctrl# Doc# 00090242
 Fee: \$.00 Cons: \$100.00

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

Property address: 26 Bellingham Road, Mendon, MA

QUITCLAIM DEED

I, **CHRISTOPHER CARVALHO**, of **Shirley**, Worcester County Massachusetts,

FOR CONSIDERATION PAID, AND IN FULL CONSIDERATION OF **Less Than One Hundred and 00/100 Dollars (\$100)**,

GRANT TO

CELESTE L. CARVALHO and PAULA CORREIA, both single, of 26 Bellingham Road, Mendon, Worcester County, Massachusetts, as joint tenants with rights of survivorship

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 of 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.

Grantor hereby releases all rights of Homestead, if any, as set forth in M.G.L. Chapter 188. BEING my ownership interest in the same premises conveyed to the Grantor by deed of James Ferrucci Jr. and Sue Ann Ferrucci 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, dated August 16, 2006 and recorded with the Worcester District Registry of Deeds in Book 39603, Page 266.

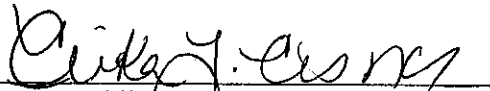
WITNESS my hand and seal this 29 day of August, 2019.



Christopher Carvalho

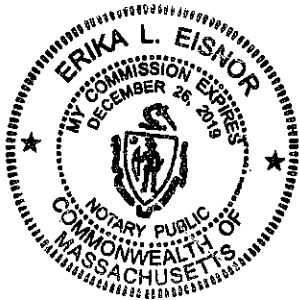
COMMONWEALTH OF MASSACHUSETTS

On this 29 day of August, 2019 before me, the undersigned notary public, personally appeared Christopher Carvalho, and proved to me through satisfactory evidence of identification, which was drivers license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for the stated purpose.



Notary Public

My commission expires: December 29, 2019



Property address: 26 Bellingham Road, Mendon, MA