

QUITCLAIM DEED & DECLARATION OF HOMESTEAD

25.00
5/22

In consideration of less than one hundred (\$100) dollars, Thomas J. Cardoza and Bettian Cardoza (formerly Bettian Talamini) of Mendon, Massachusetts grant with quitclaim covenants to Thomas J. Cardoza and Bettian Cardoza of 54 Bellingham Road in Mendon, Massachusetts, husband and wife, as tenants by the entirety the land together with the buildings located at 54 Bellingham Road in Mendon, Massachusetts. This property is shown as Lot 9 on a plan entitled, "Plan of Land in Mendon, Mass., Property of Carboni Realty Trust," dated July 28, 1964, prepared by Schofield Brothers, and filed with Worcester Registry of Deeds in Plan Book 283 as Plan 28 ("the Plan"). According to the Plan, this property is bounded and described as follows:

Northwesterly	by land formerly of Carboni Realty Trust, 209.59 feet;
Northeasterly	by land formerly of Carboni Realty Trust, 171.96 feet;
Southeasterly	by Carby Drive Road, 160.03 feet; thence in a curved line with a radius of 30 feet, a distance of 46.79 feet;
Southwesterly	partly in a curved line by Bellingham Road, 120.33 feet;

and contains approximately 31,835 square feet.

Thomas J. Cardoza resides on this property with his family. Under the provisions of M.G.L. Ch. 188, he declares this property as a homestead.

For our title, see the deed of Harold Dalley and Sheila M. Dalley, dated March 13, 1992 and recorded with the Worcester District Deeds, Book 14039, Page 391.

Executed as a sealed instrument on the 25th day of May, 1994.

Thomas J. Cardoza
Thomas J. Cardoza

Bettian Cardoza
Bettian Cardoza

Commonwealth of Massachusetts

Worcester County

May 25, 1994

Thomas J. Cardoza and Bettian Cardoza personally appeared before me and acknowledged that they have signed this deed freely and voluntarily.

Aldo B. Consiglieri
Aldo B. Consiglieri, Jr. Notary Public

My commission expires on November 17, 2000

Frank A. Gaynor, III
Attorney at Law

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Mali: Thomas Cardoza
54 Bellingham Rd
Mendon, Ma 01756

ATTEST: WORC. Anthony J. Vigliotti, Register

Property Address: 54 Bellingham Road in Mendon, Massachusetts

JUN 24 1994
Recorded 9 AM