



2013 00106896

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QUITCLAIM DEED

We, PETER A. TROTTA and FLORENCE C. TROTTA, husband and wife, as Tenants by the Entirety, of Mendon, County of Worcester, Massachusetts, for consideration of ten dollars paid,

grant to PETER A. TROTTA and FLORENCE C. TROTTA as Tenants in Common, with a mailing address of 64 Bellingham Road, Mendon, Massachusetts,

with quitclaim covenants

A certain parcel of land together with the buildings thereon situated on the northeasterly side of Bellingham Road, Mendon, Worcester County, Massachusetts, and being shown as Lot No. 4 on a plan of land entitled, "Plan of Land in Mendon, Mass., Property of Carboni Realty Trust, Scale: 1"=40', July 28, 1964, Schofield Brothers, Reg. Land Surveyors, 48 Park Street, Framingham, Massachusetts & 121 East Main Street, Milford, Mass.", said plan being filed with Worcester District Registry of Deeds, in Plan Book 283, Plan 28, and bounded and described as follows:

Beginning at a point on the northerly line of Bellingham Road, said point being the southwest corner of the granted premises,

THENCE N. 28° 55' 16" E., bounded by Lot 5, 254.11 feet;

THENCE S. 74° 54' 06" E., bounded by land of Carboni Realty Trust, 88.00 feet;

THENCE S. 15° 05' 54" W., bounded by said Carboni land and Lot 3, 262.00 feet;

THENCE N. 74° 54' 06" W., bounded by said Bellingham Road, 28.74 feet;

THENCE northwesterly bounded by said Bellingham Road having a radius 479.83, 121.26 feet to the point of beginning.

Please return to:
Denise N. Yurkofsky
Attorney at Law
13 Pelham Island Road
Wayland, MA 01778

64 Bellingham Road, Mendon, Massachusetts

Said Lot No. 4 having an area of 30,146 square feet, more or less, according to said plan.

Being the same premises conveyed to PETER A. TROTTA and FLORENCE C. TROTTA by deed dated September 13, 1973 and recorded with the Worcester District Registry of Deeds in Book 5386, Page 22. No title inspection performed.

Hereby reserving the Declaration of Homestead for FLORENCE C. TROTTA dated July 7, 2005, recorded with said Registry of Deeds in Book 36785, Page 111.

The consideration paid is less than one Hundred Dollars (\$100.00).

Witness our hands and seals this 20 day of August, 2013.

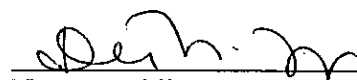

PETER A. TROTTA

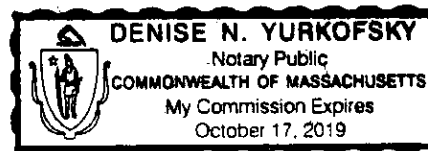

FLORENCE C. TROTTA

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

On this 20 day of August, 2013, before me, the undersigned notary public, personally appeared PETER A. TROTTA and FLORENCE C. TROTTA, proved to me through satisfactory evidence of identification, which was MA License, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.


Notary Public
My Commission Expires:



ATTEST: WORC. Anthony J. Vigliotti, Register