



Bk: 54423 Pg: 247

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### QUITCLAIM DEED

We, PETER A. TROTTA and FLORENCE C. TROTTA, of Mendon, County of Worcester, Massachusetts, for consideration of ten dollars paid,

grant to FLORENCE C. TROTTA, individually, 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.

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

Please return to:

Denise N. Yurkofsky

Attorney at Law

13 Pelham Island Road

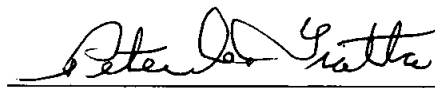
Wayland, MA 01778

64 Bellingham Road, Mendon, Massachusetts

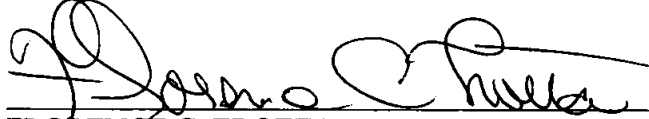
Being the same premises conveyed to PETER A. TROTTA and FLORENCE C. TROTTA by deed dated August 20, 2013 and recorded with the Worcester District Registry of Deeds in Book 51440, Page 344. No title inspection performed.

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

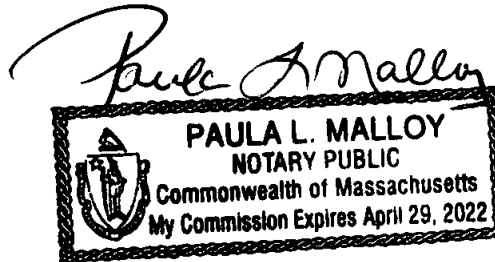
Witness my hand and seal this 22 day of September, 2015.



PETER A. TROTTA



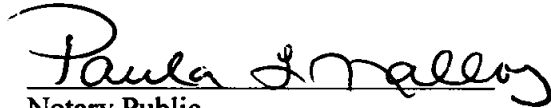
FLORENCE C. TROTTA



## COMMONWEALTH OF MASSACHUSETTS

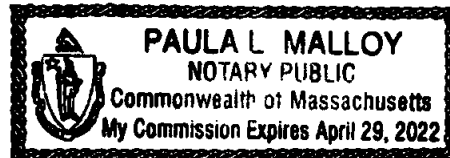
Worcester, ss

On this 22 day of September, 2015, before me, the undersigned notary public, personally appeared FLORENCE C. TROTTA and PETER A. TROTTA, proved to me through satisfactory evidence of identification, which was a driver's license or \_\_\_\_\_, to be the persons who executed the foregoing instrument and acknowledged to me that they signed it voluntarily for its stated purpose.



Notary Public

My Commission expires:



ATTEST: WORC. Anthony J. Vigliotti, Register