

QUITCLAIM DEED

We, Keith A. Brady and Julia M. Brady, for consideration paid of One Dollar (\$1.00), and in accordance with a Separation Agreement executed by the Parties dated December 22, 2015 in the matter of Keith A. Brady v. Julia M. Brady, Worcester County Probate and Family Court Docket No. WO15D0729DR, grant to Julia M. Brady, individually, of 60 Bellingham Street, Mendon, Worcester County, Commonwealth of Massachusetts

with quitclaim covenants

the land in Mendon, Worcester County, Massachusetts more particularly bounded and described in Exhibit A attached hereto and incorporated herein by this reference.

See attached property description

For our title reference please see Deed recorded with Worcester County Registry of Deeds on August 30, 1990 at Book 12973, Page 293.



2016 00042640

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Property Address: 60 Bellingham Street, Mendon, Massachusetts

EXECUTED as a sealed instrument this 11th day of April, 2016.

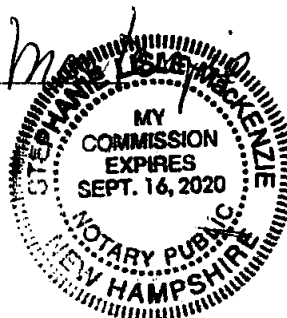
[Signature]
Keith A. Brady

[Signature]
Julia M. Brady

COMMONWEALTH OF MASSACHUSETTS
Stratford State of New Hampshire, ss.

On this 11th day of April, 2016, personally appeared the above named **KEITH A. BRADY**, and proved to me with satisfactory evidence of identification, which was known to me, to be the person whose name is signed on the preceding or attached document, and acknowledged the foregoing instrument to be the free act and deed of Keith A. Brady, and that he both signed same voluntarily and for its stated purpose.

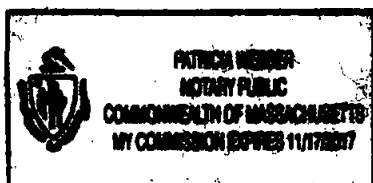
[Signature]
Notary Public:
My commission expires



COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 10th day of March, 2016, personally appeared the above named **JULIA M. BRADY**, and proved to me with satisfactory evidence of identification, which was my personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged the foregoing instrument to be the free act and deed of Julia M. Brady, and that she both signed same voluntarily and for its stated purpose.



[Signature]
Notary Public: PATRICIA WEBBER, ESQ.
My commission expires 11-17-17

EXHIBIT A

The land in a certain parcel of land located on the northeasterly side of Bellingham Road, Mendon, Massachusetts, being the same premises shown as Lot 6 on a plan of land entitled "Plan of Land in Mendon, Mass.

(Description and encumbrances, if any)

Property of Carboni Realth Trust Scale: 1" = 40' July 28, 1964, Schofield Brother, Eng. Land Surveyors 48 Park Street, Framingham, Ma. 121 East Main Street, Milford, Mass. " which said plan is filed with Worcester Registry of Deeds in Plan Book 283, Plan 28.

Said Lot 6 contains 30,895 square feet, more or less.

Said premises are conveyed subject to Decision of the Zoning Board of Appeals of the Town of Mendon dated February 4, 1985, recorded with Worcester Registry of Deeds in Book 8554, Page 199.

ATTEST: WORC. Anthony J. Vigliotti, Register