

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: 11/21/2016 09:43 AM
Ctrl# 162132 01854 Doc# 00133719
Fee: \$1,527.60 Cons: \$335,000.00

Worcester South District Registry of Deeds
Anthony J. Vigliotti, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

QUITCLAIM DEED

We, SCOTT MCAVOY and CATHERINE MCAVOY, being married to each other, of Mendon, Worcester County, Massachusetts,

for consideration paid and in full consideration of: Three Hundred Thirty-Five Thousand and 00/100 Dollars (\$335,000.00),

grant to: **STEPHEN A. FIORE and TERRI FIORE**, husband and wife, as tenants by the entirety, of 58 Bellingham Street, Mendon, MA 01756,

with quitclaim covenants,

A certain parcel of land with the buildings thereon situated on Bellingham Road in Mendon, Worcester County, Massachusetts, being shown as Lot 7 on a plan entitled, "Plan of Land in Mendon, Mass., Property of Carboni Realty Trust," dated July 28, 1964, drawn by Schofield Brothers, Reg. Land Surveyors, recorded with the Worcester District Registry of Deeds, Plan Book 283, Plan 28, to which plan reference is hereby made for a more particular description.

Said Lot 7 contains 31,475 square feet, more or less, according to said plan.

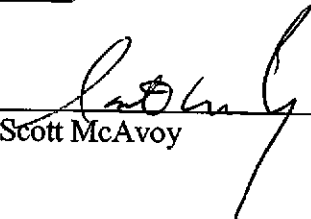
Subject to and together with the benefit of all rights, restrictions and easements of record, insofar as the same are in force and applicable.

The grantors hereby release any and all rights of homestead in the property to which they may be entitled to under the laws of the Commonwealth of Massachusetts and certify under the pains and penalties of perjury that at the time of the delivery of this deed, no current or former spouse or any other person is entitled to any homestead rights in said property.

Meaning and intending to convey and hereby conveying the same premises conveyed to the grantors by deed of Andrew Makarovskiy, a/k/a Andrew N. Makarovskiy, and Maria Makarovskaya, dated July 15, 2004, recorded with the Worcester District Registry of Deeds in Book 34207, Page 65.

PROPERTY ADDRESS: 58 Bellingham Street, Mendon, MA 01756

Witness my hand and seals this 10th day of November, 2016.


Scott McAvoy

COMMONWEALTH OF MASSACHUSETTS

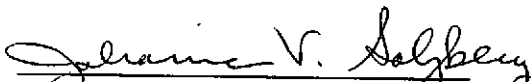
Norfolk County

November, 2016

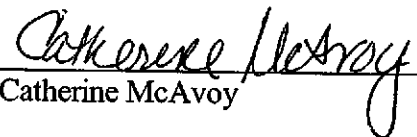
On this 10th day of November, 2016, before me, the undersigned notary public, personally appeared **Scott McAvoy**, proved to me through satisfactory evidence of identification, which was a **valid driver's license**, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



JULIANNE V. SALZBERG
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES JANUARY 13, 2023


Notary Public: Julianne V. Salzberg
My Commission Expires: January 13, 2023

Witness my hand and seals this day of October, 2016.


Catherine McAvoy

COMMONWEALTH OF MASSACHUSETTS

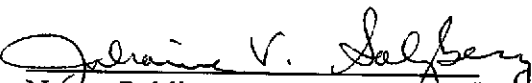
Norfolk County

October 21, 2016

On this 21st day of October, 2016, before me, the undersigned notary public, personally appeared **Catherine McAvoy**, proved to me through satisfactory evidence of identification, which was a **valid driver's license**, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.



JULIANNE V. SALZBERG
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES JANUARY 13, 2023


Notary Public: Julianne V. Salzberg
My Commission Expires: January 13, 2023