

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: 07/10/2020 11:59 AM
Ctrl# 210987 29990 Doc# 00074189
Fee: \$1,819.44 Cons: \$399,000.00

Worcester South District Registry of Deeds
Kathryn A. Toomey, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

QUITCLAIM DEED

I, *William D. Esker*, a single person, and *Vera Kimbrell*, a single person, both of Barnstable, Massachusetts;

For consideration paid and in full consideration of **THREE HUNDRED NINETY-NINE THOUSAND AND 00/100 (\$399,000.00) DOLLARS**,

hereby grant to **Daniel Cedrone and Rebecca Cedrone**, husband and wife, as Tenants by the Entirety, now of 66 Bellingham Street, Mendon, MA 01756;

with Quitclaim Covenants

A certain parcel of land with the buildings and improvements thereon, situated on the northeasterly side of Bellingham Road, a public way in the Town of Mendon, Worcester County, Massachusetts, and being shown as Lot #3 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, Mass., 121 East Main Street, Milford, Mass." said plan being filed with the Worcester District Registry of Deeds, Plan Book 283, Plan 28, and bounded and described as follows:

BEGINNING at the southwesterly corner of the granted premises at a point on the northeasterly side of said Bellingham Road,

THENCE N. 15° 05' 54" E. by Lot 4, 200.00 feet as shown on said plan;

THENCE S. 74° 05' 06" E. by land of the Carboni Realty Trust, 150.00 feet as shown on said plan;

THENCE S. 15° 05' 54" W. bounded by Lot #2, 200.00 feet; and

THENCE N. 74° 54' 06" W. 150.00 feet along said Bellingham Road to the point of beginning.

Said Lot #3 containing 30,000 square feet, more or less, as shown on said plan.

Said premises are conveyed subject to and with the benefit of rights, easements, agreements, reservations, and restrictions of record, if any, insofar as the same are now in force and applicable.

Grantor hereby releases any and all rights of homestead in the granted premises and states, under the pains and penalties of perjury, that no other persons can claim homestead rights in the property.

Meaning and intending to convey and hereby conveying the same property in a deed recorded on March 27, 2015 at the Worcester District Registry of Deeds in Book 53515, Page 217.

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Signed as a sealed instrument under the pains and penalties of perjury this 3rd day of July 2020.

William D. Esker

William D. Esker

Commonwealth of Massachusetts

County of Norfolk

On this 3 day of July, 2020, before me, the undersigned notary public, personally appeared William D. Esker, proved to me through satisfactory evidence of identification, which was MADL, to be the person whose name is signed on the proceeding or attached document, and who acknowledged to me that they signed it voluntarily for its stated purpose as their free act and deed, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of their knowledge and belief.

Carolyn R. Rodgers

My commission expires: 04/08/2027

AFFIX

NOTARIAL

SEAL:



CAROLYN R. RODGERS
Notary Public
Commonwealth of Massachusetts
My Commission Expires April 8, 2027

Signed as a sealed instrument under the pains and penalties of perjury this 6th day of July 2020.


Vera Kimbrell

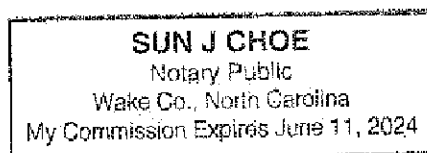
Commonwealth of Massachusetts
 State of N.C.

County of Wake

On this 6th day of July, 2020, before me, the undersigned notary public, personally appeared Vera Kimbrell, proved to me through satisfactory evidence of identification, which was MA DL, to be the person whose name is signed on the proceeding or attached document, and who acknowledged to me that they signed it voluntarily for its stated purpose as their free act and deed, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of their knowledge and belief.


 My commission expires: 06/11/2024

**AFFIX
 NOTARIAL
 SEAL:**



ATTEST: WORC Kathryn A. Toomey, Register