

Worcester South District Registry of Deeds Electronically Recorded Document

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Recording Information

Document Number	: 106007
Document Type	: DEED
Recorded Date	: October 09, 2019
Recorded Time	: 10:34:09 AM
Recorded Book and Page	: 61201 / 233
Number of Pages(including cover sheet)	: 3
Receipt Number	: 1177020
Recording Fee (including excise)	: \$2,204.36

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 10/09/2019 10:34 AM
Ctrl# 201918 16718 Doc# 00106007
Fee: \$2,079.36 Cons: \$456,000.00

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

QUITCLAIM DEED

Edward Rodriguez, Trustee of 71 Hartford Avenue Realty Trust udt dated November 8, 2018; an unrecorded Trust. See Trustee Certificate recorded in Book 58718, Page 91, with an address of 59 Granville Avenue, Worcester, Massachusetts, for consideration paid, and in full consideration of Four Hundred Fifty-Six Thousand and 00/100 Dollars (\$456,000.00), grant to Victoria K. Hayes and Matthew R. Bovenzi as jointtenants withrights of survivorship now of 71 Hartford Avenue East, Mendon, Massachusetts,

with QUITCLAIM COVENANTS

A certain parcel of land situated on the southeasterly side of Hartford Avenue in Mendon, Worcester County, Massachusetts, and being shown as Lot 6 on a plan entitled "Subdivision Plan of land in Mendon, Mass. owned by David F. & Daisy M. Hamilton May 17, 1966 Scale 1" = 40' Eastman & Corbett, Inc. Civil Engineers", recorded with Worcester District Deeds, Plan Book 302, Plan 46, and being more particularly bounded and described as follows:

Northwesterly by the southeasterly line of said Hartford Avenue, 151.82 feet;

Northeasterly by Lot 5, as shown on said plan, 222.16 feet;

Southeasterly by land now or formerly of David F. Hamilton et ux., 130.00 feet; and

Southwesterly by Lot 7, as shown on said plan, 219.63 feet.

Containing approximately 31,100 square feet, as shown on said plan.

This conveyance is made subject to and with the benefit of all restrictions, easements, rights, agreements, and stipulations of record, if any there be, insofar as the same are now in force and applicable.

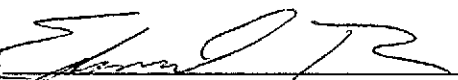
The above described premise is not the homestead property or principal residence of the grantor and there are no other persons, or family members (as defined in M.G.L. ch 188) entitled to the protection of the Homestead Act.

Proper Property Address: 71 Hartford Avenue East, Mendon, Massachusetts 01860

Meaning and intending to convey the same premise as conveyed to Grantor by deed of Hastie Real Estate Management, Inc. dated November 15, 2018 and recorded with the Worcester County Registry of Deeds in Book 59718, Page 93.

EXECUTED as an instrument under seal this 25 day of September 2019.

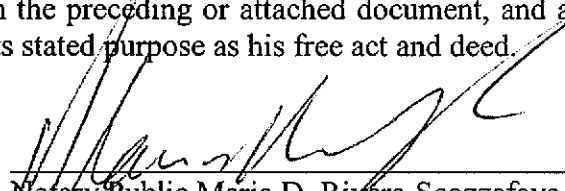
71 Hartford Avenue Realty Trust

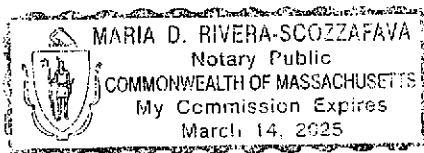
By:  Trustee
Edward Rodriguez, Trustee

COMMONWEALTH OF MASSACHUSETTS

County of Worcester

On this 25 day of September, 2018, before me, the undersigned notary public, personally appeared **Edward Rodriguez, Trustee of 71 Hartford Avenue Realty Trust**, proved to me through satisfactory evidence of identification, which was a Massachusetts 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 as his free act and deed.


Notary Public Maria D. Rivera-Scozzafava
My commission expires March 14, 2025



ATTEST: WORC Kathryn A. Toomey, Register