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

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For Registry use only

Quitclaim Deed

I, MARISTELA L. BURNELL of 54 Millville Road Mendon MA 01756,

for consideration of ONE DOLLAR ($1.00) and as a division of marital assets as set forth in a separation agreement dated March 18, 2016 filed with a divorce action in the Worcester Probate and Family Court 16-D-0751-JP

grant to GARY J. BURNELL of 54 Millville Road, Mendon, MA 01756, individually

with Quitclaim Covenants all my right, title and interest in that certain tract or parcel of land situated on the easterly side of Millville Road in Mendon, Worcester County, Massachusetts, and being shown as Lot 2 on a plan entitled "Plan of Land in Mendon, Mass. Property of James V. Parente Scale: 1",40. February 26, 1973 Guerriere & Halnon, Inc. Engineering and Land Surveying, 85 South Bow Street, Milford, Mass. Offices in Millis and Milford, Mass.", said plan filed with Worcester District Deeds, Plan Book 378, Plan 80. Said Lot 2 being bounded and described as follows, as shown on said Plan:

BEGINNING	at an iron pipe on the easterly side of said Millville Road, said pipe being 86.07 feet from a Worcester County Highway Bound and proceeding N. 06° 23' 40" E. along said Millville Road, 150.00 feet to a point, as shown on said plan;
THENCE	N. 86° 46' 24" E. along other land now or formerly of one Parente, 275.00 feet to a point, as shown on said plan;
THENCE	S. 03° 13' 36" E. along said other land now or formerly of one Parente,144.48 feet to land of Kenneth K. Kollet and Doris L. Kollet, as shown on said plan; and
THENCE	S. 84° 36' 00" W. by land of said Kollet, 300.14 feet to the point of beginning, as shown on said plan.

Property Address: 54 Millville Road, Mendon, MA 01756

Said Lot 2 containing an area of 41,654 square feet, according to said plan.

Said premises are hereby conveyed subject to any rights regarding poles and wires of the Worcester Suburban Electric Company acquired under Deed of Edward N. Rinsley et al., dated July 6, 1934, recorded with said Deeds, Book 2634, Page 186.

Being the same premises conveyed to Grantor by deed of William J. Barbosa, Jr. dated February 25, 1004 and recorded with Worcester District Registry of Deeds in Book 16093, Page 75.

Grantor hereby voluntarily releases any and all rights of homestead in the within described property and, under the penalty of perjury declares that no other persons or entities except the Grantee are entitled to claim an estate of homestead in the premises.

Executed as a sealed instrument this 20th day of April, 2016.

Maristela L Burnell
MARISTELA L. BURNELL

Commonwealth of Massachusetts
Middlesex } ss. **Jurat**

On this 20th day of April, 2016, before me, the undersigned notary public, personally appeared MARISTELA L. BURNELL, proved to me through satisfactory evidence of identification, which were license, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of her knowledge and belief.

Janice Lubbury
Notary Public
Commonwealth of Massachusetts
My commission expires: June 8, 2018