



2017 00055148

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Please return to:
Keyes Law Offices, P.C.
289 Main Street
North Reading, MA 01864

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QUITCLAIM DEED

We, RICHARD FERNANDES and JAMIE FERNANDES, husband and wife, both of Mendon, Massachusetts,

For consideration paid and in full consideration of FOUR HUNDRED FIFTEEN THOUSAND AND NO/100 (\$415,000.00) Dollars,

Grant to JEAN-PIERRE P. PARNAS, Individually, of 45 North Avenue, Mendon, Massachusetts 01756,

WITH QUITCLAIM COVENANTS:

The land in Mendon, Worcester County, Massachusetts as shown on a plan of land entitled "Plan of Land in Mendon, Mass. Owned by Albert J. Shaheen, Scale 1"= 40' dated November 24, 1986 by Andrews Survey and Engineering Inc., Uxbridge, MA. REVISED May 21, 1987 and recorded with the Worcester District Registry of Deeds Plan Book 586, Page 122, and further bounded and described as follows:

BEGINNING at a Worcester County Highway Bound on the northeasterly side of North Avenue opposite station 50+55.00;

THENCE by a curve to the right having a radius of 3970.00 feet for a distance of 149.45 feet to land now or formerly of Beliveau;

THENCE N 35° 17' 96" E 278.06 feet by said Beliveau land to a point;

THENCE N 34° 15' 51" E 21.94 feet to a point;

THENCE S 58° 22' 39" E 200.37 feet to a point;

THENCE S 35° 17' 06" W 300.00 feet to a point on the northeasterly side of North Avenue;

THENCE N 59° 11' 25" W 50.55 feet to the point and place of beginning.

Containing 60,109.78 square feet of land, more or less, as shown on said plan.

Subject to a thirty foot rounding easement as shown on said plan.

Property Address: 45 North Avenue, Mendon, Massachusetts 01756

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 05/31/2017 10:26 AM
Ctrl# 168449 18825 Doc# 00055148
Fee: \$1,892.40 Cons: \$415,000.00

Subject to a ten foot wide grading easement along the southeasterly side of said lot.

The Grantors release any and all rights of homestead in the premises herein conveyed and certify that there are no other parties entitled to the estate of homestead therein.

Being the same premises conveyed to the Grantors by Deed of Charles A. Ashe, et al, dated August 15, 2009 and recorded with the Worcester District Registry of Deeds at Book 44743, Page 96.

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)

WITNESS our hands and seals this 21 day of April, 2017.

Richard Fernandes
RICHARD FERNANDES

Jamie Fernandes
JAMIE FERNANDES

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, ss

On this 21 day of APRIL, 2017, before me, the undersigned notary public, personally appeared RICHARD FERNANDES and JAMIE FERNANDES, proved to me through satisfactory evidence of identification which was DRIVERS LICENSES, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Oswaldo L. Ferreira
Notary Public Oswaldo L. Ferreira
My Commission Expires: 02-22-2020

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