



2013 00042301

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MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 04/10/2013 01:32 PM
Ctrl# 119390 02293 Doc# 00042301
Fee: \$2,143.20 Cons: \$470,000.00

QUITCLAIM DEED

I, Jason Bourne, in my capacity as Manager of BBC Capital Group, LLC, a Massachusetts limited liability company having an address of 135 Belmont Street, South Easton, Massachusetts (“Grantor”)

for consideration paid, and in full consideration of FOUR HUNDRED SEVENTY THOUSAND AND 00/100 DOLLARS (\$470,000.00)

grant to Allan C. Lane and Linda M. Lane, a husband and wife, of 20 Park Street, Mendon, Worcester County, Massachusetts (“Grantees”), as tenants by the entirety

WITH QUITCLAIM COVENANTS

A certain parcel of land situated on the easterly side of Park Street in Mendon, Worcester County, Commonwealth of Massachusetts, bounded and described as follows:

A certain tract or parcel of land situated on the easterly side of Park Street in Mendon, Worcester County, Massachusetts and being shown as Lot 20 on a plan of land entitled “Plan of Land in Mendon, MA for Estate of Elizabeth Quirk, Scale 1” = 60’ April 7, 1995, Rev. October 17, 1996, (Lot Line 14/16) Shea Engineering & Surveying Co., Inc., said plan being filed in Worcester District Registry of Deeds, Plan Book 710, Plan 70.

Said Lot 20 containing 64,418 square feet, according to said plan.

Said premises are hereby conveyed subject to the right to maintain poles and wires across the granted premises as recited in deed of Elizabeth O. Wood to Henry W. Gaskill, et als., dated November 24, 1963, recorded with said Deeds, Book 2319, Page 454.

Said premises are hereby conveyed subject to Easement to Worcester County Electric Company and New England Telephone and Telegraph Company dated March 16, 1955, recorded with said Deeds, Book 3681, Page 481.


Meaning and intending to convey all right, title and interest in and to the premises conveyed to Grantor by a foreclosure deed dated October 9, 2012 and recorded with the Worcester County Registry of Deeds in Book 49979, Page 166.

This is not a homestead property.

Property Address: 20 Park Street, Mendon, MA

WITNESS our hands and seals this 10th day of April, 2013.

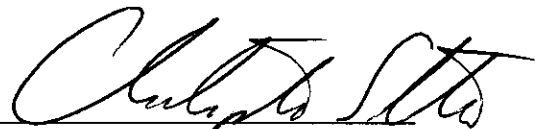
BBC Capital Group, LLC


By: Jason Bourne
Its: Manager
Duly Authorized

COMMONWEALTH OF MASSACHUSETTS

Worcester County, ss.

On this 10th day of April, 2013, before me, the undersigned notary public, personally appeared Jason Bourne, proved to me through satisfactory evidence of identification, which were Drivers License, to be the persons whose names are signed on the preceding document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.



Notary Public
My commission expires:

