

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: 01/13/2017 12:07 PM
 Ctrl# 164058 19945 Doc# 00004720
 Fee: \$912.00 Cons: \$200,000.00

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

QUITCLAIM DEED

I, William M. Ambrosino, Personal Representative of the Estate of Barbara A. Ambrosino, Worcester Probate Court No. WO16P2006EA,

For consideration of TWO HUNDRED THOUSAND AND 00/100 DOLLARS (\$200,000.00) PAID

Grants to William M. Ambrosino, Individually, of 86 Mowry Street, Mendon, Worcester County, Massachusetts

with Quitclaim Covenants

A certain parcel of land located in Mendon, Worcester County, Massachusetts shown as Lot 1 and Parcel "A" on a plan of land entitled "Plan to Show Land in Mendon, Mass. to be conveyed to Antonio P. & Barbara A. Ambrosino, Scale 1" = 40', April 24, 1989, by Andrews Survey & Engineering, Inc., Uxbridge, Mass. Said land is recorded with the Worcester District Registry of Deeds in Plan Book 622, Plan 71 to which plan reference may be had for a more particular description of said Lot #1 and Parcel "A".

Property address is 84 Mowry Street, Mendon, MA.

Lot 1 contains 59,419.73 square feet plus or minus according to said plan. Parcel "A" contains 1,000 square feet plus or minus according to said plan.

Subject to any easements and restrictions of record insofar as these same may now be in force and effect.

Subject to Declaration of Protective Covenants for Lots 1 and 2, Plan Book 622, Plan 71 dated October 1989 and recorded in Book 12430, Page 144, as the same are now in effect.

For title see deed recorded in the Worcester District Registry of Deeds in Book 12430, Page 148.

84 Mowry Street, Mendon

Executed as a sealed instrument this 13th day of January, 2017.

Estate of Barbara A. Ambrosino by:

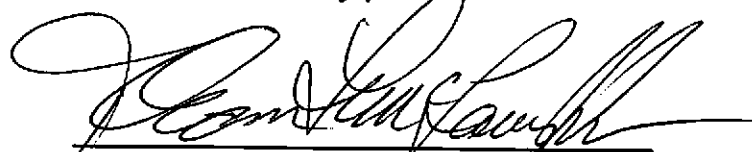

William M. Ambrosino,
Personal Representative

COMMONWEALTH OF MASSACHUSETTS

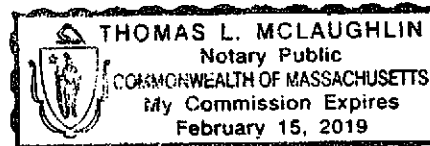
WORCESTER, SS.

January 13, 2017

On this 13th day of January, 2017, before me, the undersigned notary public, personally appeared William M. Ambrosino, Personal Representative of the Estate of Barbara A. Ambrosino, and acknowledged the foregoing instrument to be the free act and deed of the Personal Representative, and provided to me through satisfactory evidence of identification, which was Massachusetts Driver's License to be the person whose name is signed voluntarily on the preceding or attached document in my presence and for its stated purpose.



Thomas L. McLaughlin, Notary Public
My Commission Expires: 2/15/2019



ATTEST: WORC Anthony J. Vigliotti, Register