

Worcester South District Registry of Deeds Electronically Recorded Document

This is the first page of the document – Do not remove

Recording Information

Document Number	: 32411
Document Type	: DEED
Recorded Date	: May 02, 2024
Recorded Time	: 12:41:43 PM
Recorded Book and Page	: 70464 / 181
Number of Pages(including cover sheet)	: 10
Receipt Number	: 1572801
Recording Fee (including excise)	: \$155.00

 MASSACHUSETTS EXCISE TAX
 Worcester District ROD #20 001
 Date: 05/02/2024 12:41 PM
 Ctrl# Doc# 00032411
 Fee: \$.00 Cons: \$100.00

Worcester South District Registry of Deeds
 Kathryn A. Toomey, Register
 90 Front St
 Worcester, MA 01608
 (508) 368-7000

QUITCLAIM DEED

Carl A. Ambrosino of Upton, Massachusetts, Donna Ambrosino of Mendon, Massachusetts, Debra L. Morin of Mendon, Massachusetts, William A. Ambrosino, of Mendon, Massachusetts, Robert C. Ambrosino of Uxbridge, Massachusetts, Jared Ambrosino of Uxbridge, Massachusetts, Justin Ambrosino of Uxbridge, Massachusetts and Kerry Lynn Barber of Pelham, Alabama

for consideration paid and in full consideration of LESS THAN ONE HUNDRED (\$100.00) DOLLARS

Grant to **William M. Ambrosino**, of 86 Mowry Street, Mendon, Massachusetts 01756

WITH QUITCLAIM COVENANTS

A certain parcel of land located in Mendon, Worcester County, Massachusetts shown as lot 1 and Parcel "A" on 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 Surveying and 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".

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 124030, page 144 as the same are now in effect.

For grantors title see Book 12430, Page 148 and the Estate of Barbara A. Ambrosino Worcester County Probate Court Docket No. WO16P2006EA and the Estate of John P. Ambrosino Worcester County Probate Court Docket No. WO22P1966EA.

PROPERTY ADDRESS: 84 Mowry Street, Mendon

Executed as a sealed instrument this 29 day of Jan 2024.

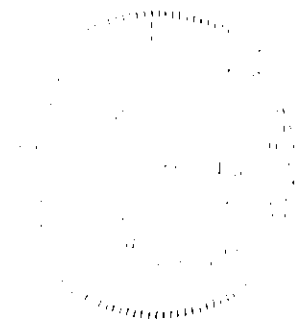
Carl A. Ambrosino
Carl A. Ambrosino

Commonwealth of Massachusetts

Worcester County, ss.

On 29 day of January, 2024, before me, the undersigned notary public, personally appeared Carl A. Ambrosino, the above-named and proved to me through satisfactory evidence of identification being Mass license, to be the person whose name is signed on this document, and acknowledged to me that they signed it voluntarily for its stated purpose and that the foregoing instrument is their free act and deed.

Hilaine M. McClintock
Worcester County, Notary Public
My Commission Expires: 11-4-2027



Executed as a sealed instrument this 29 day of Jan, 2024.

Donna Ambrosino
Donna Ambrosino

Commonwealth of Massachusetts

Worcester County, ss.

On 29 day of January, 2024, before me, the undersigned notary public, personally appeared Donna Ambrosino, the above-named and proved to me through satisfactory evidence of identification being Mass license, to be the person whose name is signed on this document, and acknowledged to me that they signed it voluntarily for its stated purpose and that the foregoing instrument is their free act and deed.

Diane M. McClintock
Worcester County, Notary Public
My Commission Expires: 11-4-2027

Diane M. McClintock



Executed as a sealed instrument this 29 day of Jan., 2024.

Debra L. Morin
Debra L. Morin

Commonwealth of Massachusetts

Worcester County, ss.

On 29 day of January 2024, before me, the undersigned notary public, personally appeared Debra L. Morin, the above-named and proved to me through satisfactory evidence of identification being Mass License, to be the person whose name is signed on this document, and acknowledged to me that they signed it voluntarily for its stated purpose and that the foregoing instrument is their free act and deed.

Diane M. McClintock
Worcester County, Notary Public
My Commission Expires: 11-4-2027

Diane M. McClintock



Executed as a sealed instrument this 29 day of Jan, 2024.

William M. Ambrosino
William M. Ambrosino

Commonwealth of Massachusetts

Worcester County, ss.

On 29 day of January 2024, before me, the undersigned notary public, personally appeared William M. Ambrosino, the above-named and proved to me through satisfactory evidence of identification being license Mass., to be the person whose name is signed on this document, and acknowledged to me that they signed it voluntarily for its stated purpose and that the foregoing instrument is their free act and deed.

Diane M. McClintock
Worcester County Notary Public
My Commission Expires: 11/4/2027
Diane M. McClintock



Executed as a sealed instrument this 29 day of Jan, 2024.

Robert C. Ambrosino
Robert C. Ambrosino

Commonwealth of Massachusetts

Worcester County, ss.

On 29 day of January, 2024, before me, the undersigned notary public, personally appeared Robert C. Ambrosino, the above-named and proved to me through satisfactory evidence of identification being Mass license, to be the person whose name is signed on this document, and acknowledged to me that they signed it voluntarily for its stated purpose and that the foregoing instrument is their free act and deed.

Diane M. McClintock
Worcester County Notary Public
My Commission Expires:
Diane^m McClintock 11-4-2027.



Executed as a sealed instrument this 29 day of Jan, 2024.

Jared Ambrosino
Jared Ambrosino

Commonwealth of Massachusetts

Worcester County, ss.

On 29 day of January 2024, before me, the undersigned notary public, personally appeared Jared Ambrosino, the above-named and proved to me through satisfactory evidence of identification being Mass licence, to be the person whose name is signed on this document, and acknowledged to me that they signed it voluntarily for its stated purpose and that the foregoing instrument is their free act and deed.

Diane McClintock
Worcester, Notary Public
My Commission Expires: 11/4/27
Diane McClintock



Executed as a sealed instrument this 29 day of Jan, 2024.


Justin Ambrosino

Commonwealth of Massachusetts

Worcester County, ss.

On 29 day of January 2024, before me, the undersigned notary public, personally appeared Justin Ambrosino, the above-named and proved to me through satisfactory evidence of identification being Mass License, to be the person whose name is signed on this document, and acknowledged to me that they signed it voluntarily for its stated purpose and that the foregoing instrument is their free act and deed.


Worcester County, Notary Public
My Commission Expires: 0

Diane M. McClintock 11-4-2027



Executed as a sealed instrument this 29th day of January, 2024.

Kerry Lynn Barber
Kerry Lynn Barber

State of Alabama

Bibb County, ss.

On 29th day of January, 2024, before me, the undersigned notary public, personally appeared Kerry Lynn Barber, the above-named and proved to me through satisfactory evidence of identification being AL Driver's License, to be the person whose name is signed on this document, and acknowledged to me that they signed it voluntarily for its stated purpose and that the foregoing instrument is their free act and deed.

Beverly Annette Chappell
, Notary Public

My Commission Expires:

My Commission Expires
April 5, 2025

