

PROPERTY LOCATION: 32 VINCENT ROAD, MENDON, MASSACHUSETTS 01756

Total Pages = 4



2017 00133120

Bk: 58108 Pg: 30

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Quitclaim Deed

I, **Andrew Makarovskiy and Maria Makarovskaya**, being married of Mendon, Worcester, Massachusetts

for consideration paid and in full consideration of **FIVE HUNDRED AND THIRTY THOUSAND AND 00/100 (\$530,000.00) DOLLARS**

grant to **Kate M. Cushing and David M. Cushing**, Husband and Wife as tenants by the entirety,

now of **32 Vincent Road, Mendon, Massachusetts 01756**

with Quitclaim covenants

A certain parcel of land, in the County of Worcester and Commonwealth of Massachusetts together with any and all improvements thereon, situated on the southerly side of Vincent Road, shown as lot 15 on the subdivision plan entitled, "Definitive Subdivision Plan, Blueberry Estates in Mendon, Mass." Prepared for High Point Realty Trust, which plan is recorded with the Worcester County registry of Deeds in plan Book 633, Plan 15, containing 1.38 acres, more or less, according to said Plan.

Together with the right to travel upon and use in common with those others entitled thereto, the roadways as shown on said Plan, but subject to the reservation of the fee in said roadways as shown on said Plan, and on all other Plans amending this subdivision.

Said land is subject to three Orders of Conditions from the Mendon Conservation Commission, affecting the roadways within the subdivision which are recorded with said Deeds in Book 12351, Page 238, Book 17923, Page 87 and in Book 19996, Page 110.

Subject to the reservation of a fifteen (15') foot easement along Vincent Road for the length of the lot for installation of a municipal underground water tank having a length of thirty (30') feet +/-, the exact location of which is to be established upon installation.

Said land is subject to a roadway easement and temporary construction easement as shown on a plan entitled, "Easement Plan of Land in Mendon" prepared for Blueberry Dev. Trust, dated August 25, 1997, prepared by Shea Engineering & Surveying, Inc., which plan is recorded in Plan Book 741, Plan 71.

Subject to easements, rights, restrictions and covenants of record if they affect the locus and are in full force and effect, expressly not intending nor meaning to extend the same in the event that they have expired by operation of law or otherwise.

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 11/29/2017 12:56 PM
Ctrl# 176482 31774 Doc# 00133120
Fee: \$2,416.80 Cons: \$530,000.00

For Registry Use

4

Grantor hereby revokes, rescinds and terminates any and all homestead rights in the herein property and we do under oath depose and say that there are no other individuals entitled to claim the benefit of the existing estate of homestead in and to the property.

Meaning and intending to convey the same premises as conveyed by virtue of deed of Prudential Residential Services to Andrew Makarovskiy and Maria Makarovskaya dated July 13, 2004, and recorded with the Worcester County District Registry of Deeds at Book 34216, Page 151.

(REMAINDER OF PAGE LEFT INTENTIONALLY BLANK – SIGNATURE PAGE TO FOLLOW)

Witness my hand and seal this 4 day of November, 2017.

Andrew Makarovskiy
Andrew Makarovskiy

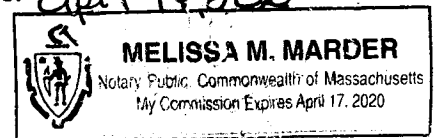
COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 4 day of November, 2017, before me, the undersigned notary public, personally appeared Andrew Makarovskiy, proved to me through satisfactory evidence of identification, which was driver's license, passport, personally known to me, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Melissa M. Marder
Notary public: Melissa Marder
My commission expires: April 17, 2020

MELISSA M. MARDER



Apr. 17, 2020

Witness my hand and seal this 4 day of November, 2017.

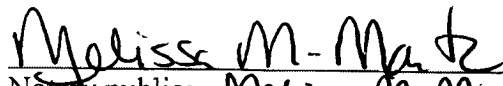


Maria Makarovskaya

COMMONWEALTH OF MASSACHUSETTS

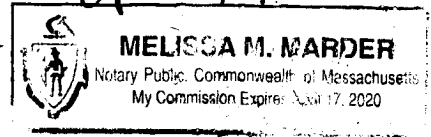
Middlesex, ss.

On this 4 day of November, 2017, before me, the undersigned notary public, personally appeared Maria Makarovskaya, proved to me through satisfactory evidence of identification, which was driver's license, passport, personally known to me, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.



Notary public: Melissa M. Marder
My commission expires: April 17, 2020

MELISSA M. MARDER



Apr. 17, 2020