

Worcester District Registry of Deeds - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 1/17/2023 8:57:10 PM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
899	DEED		68686/344	01/05/2023	120000.00
Property-Street Address and/or Description					
COOPER RD LT 1 PL BK 968-67					
Grantors					
CADARETTE DEBRA J, CADARETTE DEBRA JOAN					
Grantees					
BERGIER CHRISTOPHER THOMAS, BERGIER ROSY A					
References-Book/Pg Description Recorded Year					
06122/68 DEED 1977, 25940/291 DEED 2002, 68686/347 MTG 2023					
Registered Land Certificate(s)-Cert# Book/Pg					

Worcester South District Registry of Deeds Electronically Recorded Document

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Recording Information

Document Number	: 899
Document Type	: DEED
Recorded Date	: January 05, 2023
Recorded Time	: 11:20:13 AM
Recorded Book and Page	: 68686 / 344
Number of Pages(including cover sheet)	: 3
Receipt Number	: 1491230
Recording Fee (including excise)	: \$702.20

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 01/05/2023 11:20 AM
Ctrl# 246196 11487 Doc# 00000899
Fee: \$547.20 Cons: \$120,000.00

Worcester South District Registry of Deeds
Kathryn A. Toomey, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

QUITCLAIM DEED

I, **DEBRA J. CADARETTE**, also known as **DEBRA JOAN CADARETTE**, an unmarried individual, for consideration paid of One Hundred Twenty Thousand (\$120,000.00) Dollars, grant to

CHRISTOPHER THOMAS BERGIER and ROSY A. BERGIER, husband and wife, as tenants by the entirety, of 50 Orient Street, Worcester, MA 01604

With Quitclaim Covenants

The land in Northbridge, Worcester County, Massachusetts, located on the easterly side of Cooper Road, shown as Lot 1 on a plan entitled "Approval Not Required Subdivision 500 & 514 Cooper Road, Northbridge, Massachusetts Prepared for Debra J. Cadarette" which plan is dated June 8, 2022, revised amended December 1, 2022, prepared by DiPrete Engineering, to which plan reference is made for a further description. The plan is recorded in Worcester District Registry of Deeds Plan Book 968 as Plan 67.

Together with and subject to rights of Grantor and others entitled thereto in sewer easements A, B, C shown in Worcester District Registry of Deeds Plan Book 806, Plan 26, and in sewer easements D and E as shown in said Plan Book 968, Plan 67, for installing, repairing, servicing and replacing sewer lines in the easement area shown on said plan, but expressly reserving to the Grantor an easement for installing, repairing, servicing and replacing sewer lines in common with the Grantee in said sewer easement area E appurtenant to Lot 2 on said plan.

Lot 1 contains 2.99 acres, more or less, according to said plan.

Being a portion of the premises described in a deed dated February 3, 1977, recorded in Worcester District Registry of Deeds in Book 6122, Page 68, and a portion of the premises in a deed dated February 4, 2002, recorded in Worcester District Registry of Deeds, Book 25940, Page 291. See easement deed from Gerardo Noyola for Grantor rights in sewer easements A, B and C on plan recorded in Worcester District Registry of Deeds Plan Book 806, Plan 26, and for sewer easement D on plan recorded in Worcester District Registry of Deeds in Plan Book 968, Page 57 which is recorded herewith.

The grantor hereby releases any rights of homestead in Lot 1 which she may have and states that there are no other persons entitled to any homestead rights in the premises other than the person executing this deed.

Lot 1 Cooper Road, Northbridge MA 01534

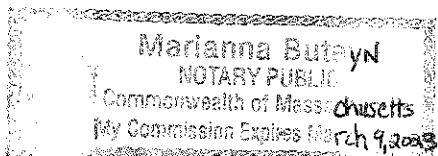
Witness my hand and seal this 14th day of December, 2022.

Debra J. Cadarette
Debra J. Cadarette

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 14th day of December, 2022, before me, the undersigned notary public, personally appeared the above-named Debra J. Cadarette, proved to me through satisfactory evidence of identification, which was Massachusetts drivers license, to be the person who signed the preceding or attached instrument and acknowledged to me that she signed it voluntarily for its stated purpose.



Marianna Butryn Notary
Public

My commission expires: 3-9-2023