

MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 01-25-2019 @ 11:50am
Ctl#: 549 Doc#: 0507
Fee: \$1,550.40 Cons: \$340,000.00

N O T

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O F F I C I A L
C O P Y

O F F I C I A L
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Quitclaim Deed

I, **Kenny L. Bettencourt**, being married to Jessica Bettencourt, in full consideration paid in the amount of **Three Hundred Forty Thousand and 00/100 Dollars (\$340,000.00)**, grant to, Kristin Potrikus & Kenny Nguyen as Joint Tenants with Rights of Survivorship now of 24 Bartlett Street, Randolph, Massachusetts, with **Quitclaim Covenants**,

Property Address: 24 Bartlett Road, Randolph, MA 02368

The land with the buildings and improvements thereon in Randolph, Norfolk County, Massachusetts, Shown as Lot 1 on a plan entitled "Definitive Plan of Land Lots 1 & 2 Bartlett Rd., Lots 3-8 McEnelly Circle, Randolph, MA" by Norman H. Clapp & Assoc., which plan is dated February 7, 2008 and revised May 9, 2008 and is recorded a the Norfolk County Registry of Deeds in Plan Book 583, Page 56 and to which plan reference is hereby made for a more particular description of said premises.

Lot 1 contains 12,164 square feet of land, all as shown on said plan.

This conveyance specifically excludes any fee interest in McEnelly Circle shown on the aforementioned plan, which interest is reserved and retained by the Grantor.

Together with the right ot use McEnelly Circle in common with all others entitled thereto for all purposes for which streets and ways are used in the Town of Randolph.

Subject to 20.00' Drainage Easement as shown on the aforementioned plan.

Subject to and together with the easements, takings, restrictions, reservations and all matters of record insofar as in force and applicable.

The grantor hereby releases any and all rights of Homestead in the parcel being conveyed and certify under oath that there are no other persons entitled to any rights of Homestead under M.G.L. c. 188 in the premises conveyed herein, apart from those joined in this deed.

For grantors title see deed from West Point Development Co., Inc., to Kenny L. Bettencourt, dated April 16, 2013 and recorded on May 1, 2013 in Book 31290, Page 105 at the Norfolk County Registry of Deeds.

Return: Kristin Potrikus & Kenny Nguyen, 24 Bartlett Road, Randolph, MA 02368

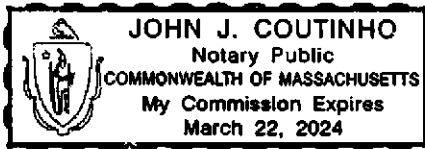
WITNESS our hands and seals this 25th day of AN, 2019.


Kenny L. Bettencourt

COMMONWEALTH OF MASSACHUSETTS

N. B. K., SS.

On this 25th day of January, 2019, before me, the undersigned notary public, personally appeared **Kenny L. Bettencourt**, and proved to me through satisfactory evidence of identification, which were Commonwealth of Massachusetts driver's license, to be the people whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



Notary Public
My commission expires:

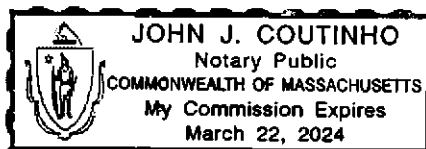
I, **Jessica Bettencourt**, seller's spouse, join in this deed, hereby releasing any and all rights of Homestead in the parcel being conveyed and certify under oath that there are no other persons entitled to any rights of Homestead under M.G.L. c. 188 in the premises conveyed herein.

Jessica Bettencourt
Jessica Bettencourt

COMMONWEALTH OF MASSACHUSETTS

Norfolk, SS.

On this 25th day of January, 2018, before me, the undersigned notary public, personally appeared **Jessica Bettencourt** and proved to me through satisfactory evidence of identification, which were Commonwealth of Massachusetts driver's license, 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
My commission expires:

Return: Kristin Potrikus & Kenny Nguyen, 24 Bartlett Road, Randolph, MA 02368