

# Worcester South District Registry of Deeds Electronically Recorded Document

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## Recording Information

Document Number	: 59689
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Number of Pages(including cover sheet)	: 5
Receipt Number	: 1447613
Recording Fee (including excise)	: \$6,539.00

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MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 06/01/2022 01:43 PM  
Ctrl# 238104 07028 Doc# 00059689  
Fee: \$6,384.00 Cons: \$1,400,000.00

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

Recording requested by:  
Bacon Wilson, P.C.

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## Quitclaim Deed

I, **Cynthia A. Palley, a married woman**, of 136 Harkness Road, Pelham, Massachusetts, for consideration paid and in full consideration of **ONE MILLION FOUR HUNDRED THOUSAND AND 00/100 DOLLARS (\$1,400,000.00)**, hereby grant to **ZOVL Properties LLC**, a Delaware Limited Liability Company, with a principal address of 5555 Anglers Avenue, Suite 27, Fort Lauderdale, FL 33312, with **QUITCLAIM COVENANTS**:

### Parcel 1:

The land on Coldbrook Road in Oakham, County of Worcester, Commonwealth of Massachusetts, with buildings and appurtenances thereon, shown as Lot 2 on a plan entitled, "Plan of Land in Oakham, Massachusetts, owned by William N. Wareing" dated December 10, 1986 by George E. Smith, Jr. R.L.S. and recorded at the Worcester District Registry of Deeds in Plan Book 575, Plan 122. See plan for a more particular reference.

Said Lot 2 contains 42.85 acres, more or less.

Excepting from the above referenced description Lot-3A-1 as shown on Plan Book 739, Plan 61 which was conveyed by Cynthia A. Palley to William N. Wareing by deed dated March 31, 1999 and recorded in Book 21277, Page 354.

BEING a portion of the premises conveyed to Cynthia A. Palley by deed of Gordon B. Palley on September 10, 1990 and recorded in the Worcester County Registry of Deeds in Book 12988, Page 370.

### Parcel 2:

A certain parcel of land situated on the easterly side of Coldbrook Road in Oakham, County of Worcester, Commonwealth of Massachusetts, shown as Lot 2-1 on a plan entitled, "Plan of Land in Oakham, MA owned by William N. Wareing and Cynthia A. Palley" dated March 10, 1999 by Donald A. Para, Land Surveyor, Inc. and recorded at the Worcester County Registry of Deeds in Plan Book 739, Plan 61. See said plan for a more particular reference.

Beginning at a point at the southwesterly corner of lot to be described, on the easterly side of Coldbrook Road, and at a corner of land of Cynthia A. Palley, recorded in Book 12988,

Property Address: 358 Coldbrook Road, Oakham, MA 01068

Page 370, and as shown on plan recorded in Plan Book 575, Plan 122.

Thence N. 3° 36' 50" W, along the easterly side of Coldbrook Road, 10.03 feet to a point in the end of a stone wall;

Thence N. 4° 51' 30", along a stone wall on the easterly side of Coldbrook Road, 10.97 feet to a drill hole;

Thence N. 86° 23' 10" E, along Lot 1B, land of William Neal Wareing, Jr., 30.24 feet to a re-rod;

Thence S. 3° 36' 50" E, along Lot 1B, 21.00 feet to a point;

Thence S. 86° 23' 10" W, along said Palley land, 30.00 feet to the point of beginning.

Containing an area of 631 square feet and being a portion of land conveyed to said Wareing in a deed recorded in the Worcester Registry of Deeds in Book 5163, Page 584, and being a portion of Lot 1 as shown on plan recorded in Plan Book 575, Page 122.

Said Lot 2-A contains 631 square feet more or less.

BEING the same premises conveyed to Cynthia A. Palley by deed of William N. Wareing, Jr. on April 16, 1999 and recorded in the Worcester County Registry of Deeds in Book 21277, Page 356.

Under the pains and penalties of perjury, I, the Grantor named herein, or my spouse Gordon B. Palley, do hereby voluntarily release any and all rights of homestead, if any, as set forth in M.G.L. Chapter 188, and state that there are no other persons or person entitled to any homestead rights.

Executed under seal this 25<sup>TH</sup> day of May, 2022.

Cynthia A. Palley  
Cynthia A. Palley

COMMONWEALTH OF MASSACHUSETTS  
COUNTY OF HAMPSHIRE

On this 25<sup>TH</sup> day of May, 2022, before me, the undersigned notary public, personally appeared the above-named, Cynthia A Palley, proved to me through satisfactory evidence of identification, which were Prasanna K. K. K., to be the person(s) who signed the preceding or attached document in my presence, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose, by her free act and deed.

[Signature]  
Notary Public Signature

My Commission Expires:



**THOMAS R. REIDY**  
**Notary Public**  
Commonwealth of Massachusetts  
My Commission Expires  
November 28, 2025

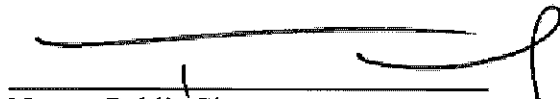
Executed under seal this 25<sup>th</sup> day of May, 2022.



Gordon B. Palley

COMMONWEALTH OF MASSACHUSETTS  
COUNTY OF HAMPSHIRE

On this 25<sup>th</sup> day of May, 2022, before me, the undersigned notary public, personally appeared the above-named, Gordon B. Palley, proved to me through satisfactory evidence of identification, which were Presently Known, to be the person(s) who signed the preceding or attached document in my presence, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose, by his free act and deed.



Notary Public Signature

My Commission Expires:



**THOMAS R. REIDY**  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
November 28, 2025

QUITCLAIM DEED