



2024 00036217

Bk: 70512 Pg: 399

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MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 05/15/2024 01:48 PM
Ctrl# 259308 25067 Doc# 00036217
Fee: \$2,553.60 Cons: \$560,000.00

QUITCLAIM DEED

Frederick J. Pironti, an unmarried man, of Mendon, Massachusetts

for consideration paid and in full consideration of Five Hundred Sixty Thousand and 00/100 (\$560,000.00) Dollars,

grants to **Dennis Montgomery and Christina Montgomery, husband and wife, as Tenants by the Entirety**, now of 52 North Avenue, Mendon, Massachusetts 01756

with Quitclaim Covenants

A certain parcel of land, together with the buildings thereon, situated on the southwesterly side of North Avenue in said Mendon, bounded and described as follows:

Beginning at the northwesterly corner of the granted premises at a point in the southwesterly line of said North Avenue, said point being the northeasterly corner of land of one Straub;

THENCE southeasterly along the southwesterly line of said Avenue, 165 feet to a steel survey marker;

THENCE S. 35° 9' 15" W., 264.81 feet to a concrete bound;

THENCE continuing on same course, 240 feet, more or less, to a point in the stone wall at land of one Phipps;

THENCE N. 54° 15' 39" W. along the said wall, 65 feet, more or less, to a point in said stone wall at land of said Straub;

THENCE N. 24° 15' 16" E. and bounding on said Straub land, 520.45 feet to the point of beginning.

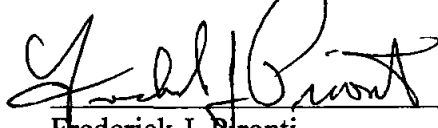
Being all of Lot 1 and a portion of Lot 2 as shown on plan entitled "Plan of Land in Mendon, Mass. Property of Herbert E. Erickson February 20, 1969 Schofield Brothers, Inc.", Registered Land Surveyors, and recorded with Worcester District Deeds in Plan Book 326, Plan 70.

Grantor releases any and all rights of Homestead in the property and swears under the pains and penalties of perjury that no other individual is entitled to a right of Homestead in the property.

Being the same premises conveyed to Grantor by Deed recorded with the Worcester County Registry of Deeds in Book 4941, Page 250. Priscilla A. Pironti died March 30, 2019. See Death Certificate recorded herewith.

Property Address: 52 North Avenue, Mendon, Massachusetts 01756

WITNESS MY HAND AND SEAL THIS 24th DAY OF APRIL, 2024.


Frederick J. Pironti

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

April 24, 2024

On this 24th day of April, 2024, before me, the undersigned notary public, personally appeared Frederick J. Pironti, proved to me through satisfactory evidence of identification, which was a Driver's License, 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 and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief.



Notary Public, Kathleen A. Elia
My Commission Expires: 5/4/2029



ATTEST: WORC. Kathryn A. Toomey, Register