

Worcester South District Registry of Deeds Electronically Recorded Document

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Recording Information

Document Number	: 84555
Document Type	: DEED
Recorded Date	: October 15, 2024
Recorded Time	: 04:00:53 PM
Recorded Book and Page	: 71157 / 198
Number of Pages(including cover sheet)	: 3
Receipt Number	: 1602005
Recording Fee (including excise)	: \$2,845.40

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 10/15/2024 04:00 PM
Ctrl# 264020 07160 Doc# 00084555
Fee: \$2,690.40 Cons: \$590,000.00

Worcester South District Registry of Deeds
Kathryn A. Toomey, Register
90 Front St
Worcester, MA 01608
(508) 368-7000

QUITCLAIM DEED

CATHERINE NOBLE HEART f/k/a CHRISTINA B. SOKOLOFF, being unmarried, of Mendon, Worcester County, Massachusetts,

for consideration paid and in full consideration of Five Hundred Ninety Thousand and 00/100 (\$590,000) Dollars

grants to TIMOTHY JOSHUA O'BRIEN and MARISSA O'BRIEN, married to each other, as tenants by the entirety, now of 16 Bates Street, Mendon, Worcester County, Massachusetts 01756

with quitclaim covenants

The land in said Mendon, together with the buildings thereon, situated on the easterly side of Bates Street, and being Lot Numbered 3 on a Plan entitled, "Plan of Lots in Mendon, Mass., Owned by Samuel M. and Rose Perron", filed with Worcester Registry of Deeds, Plan Book 154, Plan 11, and being more particularly described as follows:

NORTHERLY:	by a stone wall and land of one Leone, 148.60 feet;
EASTERLY:	by land now or formerly of Samuel H. Perron et ux, 110.05 feet;
SOUTHERLY:	by lot numbered 2, as shown on said plan, 150.00 feet; and
WESTERLY:	by said Bates Street, 110.42 feet.

I hereby release and terminate any and all rights of homestead in the premises and state under the penalties of perjury that I do not have a spouse or former spouse who is entitled to claim an estate of homestead in the premises.

Hereby meaning and intending to convey all and the same premises described in a deed dated December 7, 2015, recorded with said Deeds in Book 54706, Page 304. For owner's change of name see Decree dated February 23, 2017 in Rhode Island Probate Court for the City of Woonsocket, Estate No. 16661.

Property Address: 16 Bates Street, Mendon, MA 01756

EXECUTED AS A SEALED INSTRUMENT THIS 20TH DAY OF SEPTEMBER, 2024.

Catherine Noble Heart
Catherine Noble Heart

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 20th day of September, 2024, before me, the undersigned notary public, personally appeared Catherine Noble Heart proved to me through satisfactory identification (which was 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.

Michael Juster
- NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/18/2026



MICHAEL JUSTER
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
September 18, 2026