

Worcester South District Registry of Deeds Electronically Recorded Document

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Recording Information

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MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 10/16/2024 01:54 PM
Ctrl# 264048 17250 Doc# 00084876
Fee: \$4,781.16 Cons: \$1,048,500.00

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

QUITCLAIM DEED

I, Sean Philip Pizzaro, aka Sean Philip Pizarro, married to Jorge Soto, of Mendon, Massachusetts

For consideration paid and in full consideration of **ONE MILLION FORTY EIGHT THOUSAND FIVE HUNDRED (\$1,048,500.00) DOLLARS**

Grant to Michael O'Connor, Individually

Now of 5 Hartford Avenue West, Mendon, MA 01756

with Quitclaim Covenants

A certain parcel of land with the buildings and improvements thereon situated on the northerly side of Hartford Avenue West, in the Town of Mendon, Worcester County, Massachusetts, and shown on a plan of land entitled "PLAN OF LAND sold by William J. Hazard, Mendon, Mass. Nov. 1954" and filed with Worcester District Registry of Deeds in Plan Book 217, Plan 123, to which plan reference may be made for a more particular description.

Said Parcel contains 1.02 acres of land, more or less, according to said plan.

Said parcel is conveyed subject to a Decision by the Mendon Zoning Board of Appeals dated January 14, 2021, recorded with Worcester District Registry of Deeds in Book 64650, Page 392.

Being the same premises conveyed by Deed recorded with the Worcester South District Registry of Deeds in Book 67932, Page 274.

Grantor hereby releases any and all rights of homestead and hereby states that no other persons are entitled to any benefits of an existing estate of homestead.

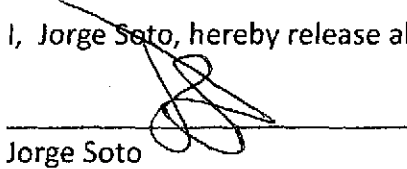
Property Address: 5 Hartford Avenue West, Mendon, MA 01756

WITNESS my hand and seal this 3rd day of October 2024



Sean Philip Pizzaro

I, ~~Jorge Soto~~, hereby release all rights of homestead in the above-mentioned property.



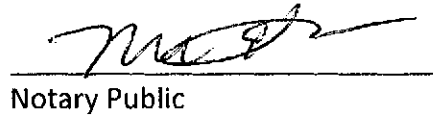
Jorge Soto

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

October 2, 2024

On this 2nd day of October, 2024, before me, the undersigned notary public personally appeared the above-named Sean Philip Pizzaro and Jorge Soto, proved to me through satisfactory evidence of identification, which was a Massachusetts Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily, for its stated purposes, as their free act and deed.


Notary Public

My commission expires:

