

# 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: 05/01/2023 10:48 AM  
 Ctrl# 248768 16979 Doc# 00033009  
 Fee: \$1,824.00 Cons: \$400,000.00  
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Worcester South District Registry of Deeds  
 Kathryn A. Toomey, Register  
 90 Front St  
 Worcester, MA 01608  
 (508) 368-7000

## MASSACHUSETTS QUITCLAIM DEED

Peter J. Romano and Lauren Romano, husband and wife, of Mendon, MA

in the consideration paid and in full consideration of Four Hundred Thousand Dollars and 00/100 (\$400,000.00)

Grants to Davidson Aparecido Pereira and Danielle Rose de Araujo Souto, husband and wife, tenants by the entirety, now of 51 George Street, Mendon, MA,

*With Quitclaim Covenants,*

A certain parcel of land with buildings thereon situated on the easterly side of George Street in Mendon, Worcester County, Massachusetts, and being more particularly bounded and described as follows: -

Beginning at the southwesterly corner of the granted premises at a drill hole on the wall on the easterly side of said George Street, said drill hole being 100 feet northeasterly of a drill hole at the northwesterly corner of land now or formerly of one Paul W. Cox;

THENCE N. 35° E., 100 feet by a stone wall and said George Street to a drill hole on the wall at land now or formerly of one George Phipps;

THENCE S. 55° E., 300 feet by said land of Phipps to a stake at land now or formerly of Pond, et ali;

THENCE S. 35° W., 100 feet by said Pond land to an iron pipe at land now or formerly of one LeBlanc;

THENCE N. 55° W. by said LeBlanc land, 300 feet to the point of beginning.

Property address: 51 George Street, Mendon, Massachusetts 01756

Meaning and intending to convey the same property conveyed to me by Deed of Evelyn R. Till, dated May 28, 2010, and recorded with the Worcester County Registry of Deeds in Book 45858, Page 115.

Grantor hereby declares that no persons other than the Grantors are entitled to claim the benefit of an existing estate of homestead in the premises and hereby releases and discharges any and all estates of homestead in and to the property conveyed herein, whether created automatically pursuant to Massachusetts law or declaration. In addition Grantors release any and all rights in the subject property arising out of current Divorce Case WO22D1099DR.

Witness my hand and seal this 26 day of May, 2023.



Peter J. Romano

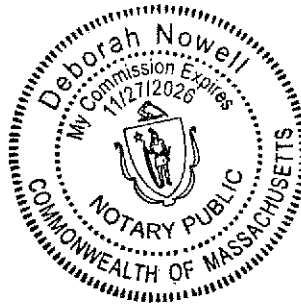
**COMMONWEALTH OF MASSACHUSETTS**

Middlesex, ss.

On this 26 day of April, 2023, before me, the undersigned notary public, personally appeared Peter J. Romano, proved to me through satisfactory evidence of identification, which was/were [] driver's license(s) or [  ] \_\_\_\_\_, to be the person(s) who name(s) is/are signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.



Notary Public: Deborah Nowell  
My Commission Expires: 11/27/2026



Witness my hand and seal this 25<sup>th</sup> day of April, 2023.

Lauren Romano  
Lauren Romano

**COMMONWEALTH OF MASSACHUSETTS**

Middlesex, ss.

On this 25<sup>th</sup> day of April, 2023, before me, the undersigned notary public, personally appeared Lauren Romano, proved to me through satisfactory evidence of identification, which was/were [] driver's license(s) or [ ] \_\_\_\_\_, to be the person(s) who name(s) is/are signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

Sandra L. Allen

Notary Public:

My Commission Expires: 10-25-24



**SANDRA L. ALLEN**  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires Oct. 25, 2024

ATTEST: WORC Kathryn A. Toomey, Register