

Worcester South District Registry of Deeds Electronically Recorded Document

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Recording Information

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Recording Fee (including excise)	: \$2,321.00

 MASSACHUSETTS EXCISE TAX
 Worcester District ROD #20 001
 Date: 01/20/2022 01:25 PM
 Ctrl# 233920 25164 Doc# 00007760
 Fee: \$2,166.00 Cons: \$475,000.00

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

QUITCLAIM DEED

JUSTIN HARSHAW and **MELISSA HARSHAW**, a married couple, of Mendon, Massachusetts

for consideration paid in the amount of Four Hundred Seventy-Five Thousand and 00/100 (\$475,000.00) Dollars

grant to **KRISTIN KOCZWARA** and **DANIEL KOCZWARA**, now of 26 Blackstone Street, Mendon, Massachusetts, husband and wife, as tenants by the entirety,

with Quitclaim Covenants

a certain parcel of land, together with the buildings and improvements thereon, situated on the easterly side of Blackstone Street in Mendon, Worcester County, Massachusetts and shown as PARCEL ID: 11-108-30-0 on a plan of land entitled "PLAN OF LAND OF 26 BLACKSTONE STREET IN MENDON, MA OWNED BY JUSTIN HARSHAW AND MELISSA HARSHAW" and filed with the Worcester County (Worcester District) Registry of Deeds in Plan Book 961, Plan 82, to which plan reference may be made for a more particular description of said parcel.

Said parcel contains 35,079 ± square feet, according to said plan.



Said parcel is conveyed subject to a Decision by the Mendon Zoning Board of Appeals recorded with the Worcester County (Worcester District) Registry of Deeds in Book 66742, Page 233.

The undersigned hereby releases all rights of Homestead to and in the granted premises and swears and acknowledges under the pains and penalties of perjury that no other persons are entitled to the benefit of an existing estate of Homestead.

Being a portion of the premises conveyed to the Grantors by deed dated August 31, 2021 and recorded with the Worcester County (Worcester District) Registry of Deeds in Book 66026, Page 328.

Property Address: 26 Blackstone Street, Mendon, Massachusetts

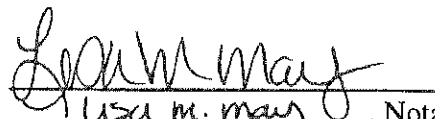
Executed as a sealed instrument this 18th day of January, 2022.


 Justin Harshaw

 Melissa Harshaw

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 18th day of January, 2022, before me, the undersigned notary public, personally appeared Justin Harshaw and Melissa Harshaw, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.


 Lisa M. May, Notary Public
 My Commission Expires: 12/8/2028

