

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: 01/25/2018 09:19 AM
Ctrl# 178506 20850 Doc# 00007791
Fee: \$706.80 Cons: \$155,000.00

Worcester South District Registry of Deeds
Anthony J. Vigliotti, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

(Page 1 of 2)
Please Return To:
Steven J. Andreoni, Esq.
Andreoni Law Offices, LLC
609 Newport Avenue
Attleboro, MA 02703

QUITCLAIM DEED

I, THERESA C. TWIST, a single person, of Franklin, Massachusetts,

For consideration and in full consideration paid of One Hundred Fifty-Five Thousand and NO/100 (\$155,000.00) Dollars,

Grant to JOAO NETO, Individually of 635 Main Street, Watertown, Massachusetts 02472,

WITH QUITCLAIM COVENANTS:

A certain parcel of land in Mendon in said County of Worcester containing about fifty-four square rods, including all buildings thereon, situated in said Mendon, being all the same premises conveyed by Michael D. Ianzito and Carmela L. Ianzito, by deed dated November 28, 1947, recorded with Worcester District Deeds, Book 3096, Page 200, and bounded and described as follows, to wit:

“Beginning at the southeast corner of the lot on the northeast corner of land of Emeline J. Moores; thence northerly on Main Street about four rods and twenty-one links to a corner of land formerly of Lewis Slocum bounded easterly on Main Street; thence westerly about twelve rods to land formerly of Seth Hastings, being a straight line, and bounded northerly by said Slocum land; thence southerly, as the wall now stands, about four rods and twenty-one links to said Emeline J. Moores land; thence easterly on said Moores land about twelve rods and five links to the point of beginning, or however otherwise said premises may be bounded, measured or described.”

The Grantor hereby releases any and all rights of homestead in the premises herein conveyed and hereby certifies under the pains and penalties of perjury that there are no other individuals entitled to an estate of homestead therein.

For Grantor’s title see Deed of Matthew J. Creasia dated April 11, 1995 and recorded with the Worcester District Registry of Deeds in Book 16986, Page 233.

Property Address: 9 Main Street, Mendon, Massachusetts 01756

WITNESS my hand and seal this 22nd day of January, 2018.

Theresa C. Twist
THERESA C. TWIST

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 22nd day of January, 2018, before me, the undersigned notary public, personally appeared, THERESA C. TWIST, aforesaid proved to me through satisfactory evidence of identification, which was MA Drivers 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.

Holly A. Hanson
Notary Public:
My Commission Expires:



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