

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: 04/29/2022 02:19 PM
 Ctrl# 236928 29773 Doc# 00047401
 Fee: \$3,328.80 Cons: \$730,000.00

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

DEED

I, **MARGARETE K. O'HAGAN**, an unmarried individual, of Mendon, Worcester County, Massachusetts, for consideration paid of Seven Hundred Thirty Thousand (\$730,000.00) Dollars, grant to

CAITLYN ANN VERDURA and **ANDREW MATTHEW VERDURA**, wife and husband as tenants by the entirety, now of 59 North Avenue, Mendon, MA 01756

with Quitclaim Covenants

A certain parcel of land, together with the buildings thereon, situated on the easterly side of North Avenue, Mendon, Worcester County, Massachusetts, being shown as Lot B on a plan entitled "LAND IN MENDON, MASS. OF ROBERT J. & ELIZABETH M. NOONAN", which plan is dated May 6, 1974, drawn by Paul V. Swanson, R.L.S., and recorded in Worcester District Registry of Deeds, in Plan Book 399, as Plan 77.

Subject to a right of way on the westerly side of the premises as reserved in a deed recorded in Worcester District Registry of Deeds Book 3630, Page 38; and subject to an easement as to pipes and well rights as recorded in said Registry Book 2174, Page 91, as same may affect the premises. Also subject to a 20 foot right of way as shown on said plan.

Being the same premises granted to Margarete K. O'Hagan by deed recorded in Worcester District Registry of Deeds, Book 60295, Page 223.

The grantor hereby voluntarily releases all of her rights of homestead, if any, as set forth in M.G.L. c. 188 and states under oath that there are no other persons entitled to any homestead rights other than the persons executing this deed.

59 North Avenue, Mendon, MA 01756

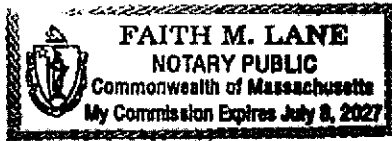
Witness my hand and seal this 22 day of April, 2022.

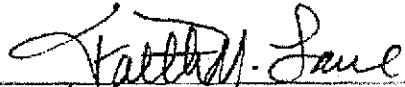

Margarete K. O'Hagan

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 22nd day of April, 2022, before me, the undersigned notary public, personally appeared the above-named Margarete K. O'Hagan, proved to me through satisfactory evidence of identification, which was MA drivers license, to be the person who signed the preceding or attached instrument and acknowledged to me that she signed it voluntarily for its stated purpose.




Faith M. Lane Notary Public
My commission expires: 7/8/2027

ATTEST: WORC Kathryn A. Toomey, Register