

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: 10/28/2022 01:09 PM
Ctrl# 244125 21925 Doc# 00116882
Fee: \$3,192.00 Cons: \$700,000.00

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

Property Address: 49 Taft Avenue, Mendon, MA 01756

QUITCLAIM DEED

We, **REBECCA J. GIGLIELLO and ANTHONY J. GIGLIELLO**, being married to each other, both of Mendon, Worcester County, Massachusetts, 01756 (hereafter the "Grantor"),

for consideration paid and in full consideration of **SEVEN HUNDRED THOUSAND AND 00/100 (\$700,000.00) DOLLARS**,

grant to **VANESSA THORNTON**, individually, now of 49 Taft Avenue, Mendon, Worcester County, Massachusetts, 01756,

with *Quitclaim Covenants*

The land in Mendon, in said Worcester County, with the buildings thereon on the Northwestern side of Taft Avenue and being lot numbered 41 on Plan of Lake Side Park, Mendon, Mass. owned by Luther E. Taft's heirs dated June 1917, recorded with the Worcester District Deeds Plan Book 31, Plan 50, said lot being further bounded and described as follows:

SOUTHEASTERLY by said Taft Avenue 50 feet.

NORTHEASTERLY by lot #40 on said plan 88.5 feet

NORTHWESTERLY by Lake Nipmuc; and

SOUTHEASTERLY by lot #42 on said plan 87 feet

The above premises are hereby conveyed together with a right of way in common with others over said Taft Avenue as shown on said plan and subject to any rights of way existing across the same.

We, **REBECCA J. GIGLIELLO and ANTHONY J. GIGLIELLO**, being married to each other, hereby waive and release any and all Rights of Homestead that we may have in the above-described property and hereby state and certify under the pains and penalties of perjury that no other persons are entitled to the protection of the Homestead Act on this Property.

Being the same premises conveyed to us, by Deed of Rebecca J. Gigliello F/K/A Rebecca J. Poxon, by deed dated July 10, 2010 recorded in Worcester District Registry of Deeds in Book 46092, Page 15.

{SIGNATURES AND NOTARIZATION OF FOLLOWING PAGE}

EXECUTED AS A SEALED INSTRUMENT ON THIS 21st DAY OF
OCTOBER, 2022.


REBECCA J. GIGLIELLO

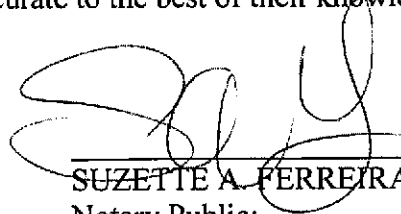

ANTHONY J. GIGLIELLO

Commonwealth of Massachusetts

Worcester, ss.

On this 21st day of October 2022, before me, the undersigned Notary Public, personally appeared **REBECCA J. GIGLIELLO** and **ANTHONY J. GIGLIELLO** and proved to me through satisfactory evidence of identification, which were MA Drivers' Licenses photo identification to be the persons whose names are signed on the preceding or attached documents, and acknowledged to me that they signed it voluntarily for its stated purpose, and made oath that the statements made herein are true and accurate to the best of their knowledge and belief.




SUZETTE A. FERREIRA
Notary Public:
My commission expires: 07-08-2027