

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: 10/11/2022 11:03 AM
Ctrl# 243459 06739 Doc# 00110376
Fee: \$2,052.00 Cons: \$450,000.00

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

Quitclaim Deed

We, **JOSEPH M. DELUCA**, married man, being married to Nancy G. DeLuca, of 15 Crestview Drive, Mendon, Worcester County, Massachusetts and **STEVEN L. DELUCA**, a married man, being married to Sherry L. DeLuca, of 79 Mechanic Street, Upton, Worcester County, Massachusetts

in consideration of **FOUR HUNDRED FIFTY THOUSAND (\$450,000.00) DOLLARS, PAID**

grant(s) to **BRIAN K. CAHILL** and **ANA M. CAHILL**, husband and wife, as tenants by the entirety of 47 George Street, Mendon, Massachusetts 01756

with **quitclaim** covenants

The land in said Mendon, together with the buildings thereon, situated on the Easterly side of George Street, and being shown on a plan of land entitled "Land in Mendon, Mass, Deeded to Paul W. Cox by Arthur V. Pond et ali, Scale 1" = 30', April 13, 1949, Plan & Survey By Arthur H. Fitzgerald", said plan being filed with Worcester District Registry of Deeds in Plan Book 251, Plan 99, bounded and described as follows:

Beginning at a drill hole in a stone wall at the southwesterly corner of the granted premises at land now or formerly of Pond and said George Street, thence

S. 53° E., 150.00 feet to a stake at other land of said Pond, thence

N. 36° E., 200.00 feet to a stake at other land of said Pond, thence

N. 53° W., 150.00 feet to a mark on a stone wall at said George Street; thence

S. 36° W., 200.00 feet along said wall and said George Street to the point of beginning.

Said premises containing 0.684 Acres, more or less.

Subject to pole and wire rights granted to Amercian Telephone and Telegraph Company.

Subject to right of way and right to lay pipes granted to Northeastern Gas Transmission Co., if same affects locus.

The undersigned, **JOSEPH M. DELUCA**, **NANCY G. DELUCA** and **STEVEN L. DELUCA**, **SHERRY L DELUCA**, hereby release all rights of Homestead and certify, under the pains and penalty of perjury, that no other person(s) is/are entitled to any benefits of an existing estate of Homestead in the property described herein.

Being the same and all the same premises as were conveyed to Gioachino F. DeLuca et ux by Deed of Gioachino F. DeLuca et ux dated December 13, 1999 recorded in the Worcester District Registry of Deeds in Book 22224, Page 348.

Property Address: 47 George Street, Mendon, MA 01756

Executed as a sealed instrument this 6th day of October, 2022.

Joseph M. DeLuca

JOSEPH M. DELUCA

Steven L. DeLuca

STEVEN L. DELUCA

Nancy G. DeLuca

NANCY G. DELUCA

Sherry L. DeLuca

SHERRY L. DELUCA

Commonwealth of Massachusetts

Worcester, SS:

October 6, 2022

Then personally appeared the above-named Joseph M. DeLuca, Steven L. DeLuca, Nancy G. DeLuca and Sherry L. DeLuca, and proved to me through satisfactory evidence of identification to be the person(s) whose name is signed on the preceding or attached document and acknowledged that they signed it voluntarily for its stated purpose.

Richard A. Villani

Richard A. Villani

Notary Public

My commission expires: 06/14/24

