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MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 04/17/2024 02:13 PM
Ctrl# 258588 17615 Doc# 00027997
Fee: \$2,280.00 Cons: \$500,000.00

QUITCLAIM DEED

We, Alan Lopez and Abigail Lopez, being married to each other, of Mendon, Massachusetts, hereinafter called the "Grantors",

in consideration of the sum of Five Hundred Thousand Dollars and 00/100 cents (\$500,000.00) paid, grant to

Olivia Julie Tortolini, Individually, hereafter of 47 Mowry Street, Mendon, Massachusetts, hereinafter called the "Grantee",

with Quitclaim Covenants

The land with the buildings thereon situated in Mendon, Worcester County, Massachusetts, on the southerly side of Uxbridge Road, a Massachusetts State Highway, bounded and described as follows:

BEGINNING at a drill hole in a stone wall on the southerly location line of said State Highway at the northeast corner of the granted premises, said point being the northwest corner of land now or formerly of Amy B. Gaskill;

THENCE S. 08° 37' E. along a stone wall and said Gaskill land, 130.30 feet to a drill hole in the stone wall at land now or formerly of Henriette S. Taft;

THENCE S. 81° 08' W. along said land of Taft, 437.20 feet to a stake on the easterly side of Mowry Road;

THENCE N. 08° 52' W. along the easterly side of said Mowry Road, 285 feet to the southerly location line of Uxbridge Road;

THENCE S. 83° 49' E. along said Uxbridge Road 390.37 feet to a Massachusetts State Highway Bound, said bound being a point of curve in the location line of the Highway;

THENCE by a curve to the left having a radius of 649.67 feet, still continuing with the location line of the Highway 50.30 feet to the point of beginning.

Containing 2.10 acres, more or less.

For a more particular description of said premises, see Plan entitled "Proposed Sale by Henrietta S. Taft, Mendon, Mass., June 1947", Francis J. Brennan, Surveyor, recorded in the Worcester District Registry of Deeds, Plan Book 160, Plan 135.

Property Address: 47 Mowry Street, Mendon, Massachusetts

Excepting from the above-described premises so much thereof as was taken by the Commonwealth of Massachusetts by an instrument of taking dated December 20, 1949, recorded in said Deeds Book 3230, Page 239 and subsequently conveyed to the Commonwealth of Massachusetts by instrument dated May 5, 1950, recorded in Book 3261, Page 315.

Grantors hereby release any and all rights of homestead in said premises and certify under the pains and penalties of perjury that there are no other persons entitled to protection of the homestead act in said premises.

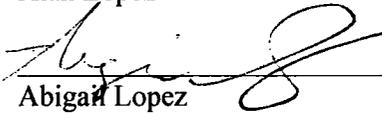
Meaning and intending to convey and hereby conveying the same premises in the deed of Makhawk Investments LLC dated May 22, 2018 and recorded at said Deeds in Book 58866, Page 39.

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WITNESS our hands and seal this 4 day of April, 2024.



Alan Lopez



Abigail Lopez

ACKNOWLEDGEMENT

COMMONWEALTH OF MASSACHUSETTS)
COUNTY OF Middlesex) ss

On this 4 day of April, 2024, before me, the undersigned notary public, personally appeared Alan Lopez and Abigail Lopez, proved to me through satisfactory evidence of identification which were MA DRIVER'S LICENSE 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.



(official signature and seal of notary)
Notary Public:
My Commission Expires:



Nancy D Zaccone
NOTARY PUBLIC
Commonwealth of
Massachusetts
My Commission Expires
5/27/2027

ATTEST: WORC. Kathryn A. Toomey, Register