

MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 07/19/2022 03:44 PM  
Ctrl# 240171 30542 Doc# 00078997  
Fee: \$3,648.00 Cons: \$799,900.00



Bk: 67932 Pg: 274  
Page: 1 of 2 07/19/2022 03:44 PM WD

### QUITCLAIM DEED

**North Pond LLP**, a Massachusetts Limited Liability Partnership with a principal address of 18 Pleasant Street, Mendon, Massachusetts 01756

For full consideration of SEVEN HUNDRED NINETY NINE THOUSAND NINE HUNDRED AND NO/100 (\$799,900.00) DOLLARS PAID

PHILIP

Grants to **SEAN PIZZARO**, INDIVIDUALLY,  
Now of 5 Hartford Avenue West, Mendon, MA 01756

*S Hartford Ave, Mendon, MA*

#### **With Quitclaim Covenants**

A certain parcel of land with the buildings and improvements thereon situated on the northerly side of Hartford Avenue West, in the Town of Mendon, Worcester County, Massachusetts, and shown on a plan of land entitled "PLAN OF LAND sold by William J. Hazard Mendon, Mass Nov. 1954" and filed with Worcester District Registry of Deeds in Plan Book 217, Plan 123, to which plan reference may be made for a more particular description.

Said Parcel contains 1.02 acres of land, more or less, according to said plan.

Said Parcel is conveyed subject to a Decision by the Mendon Zoning Board of Appeals dated January 14, 2021 recorded with Worcester District Registry of Deeds in Book 64650 Page 392.

This transaction is not all or substantially all of the assets of the grantor limited liability partnership and is in the ordinary course of business in the Commonwealth of Massachusetts.

For title see Deed dated March 3, 2021 recorded with Worcester District Registry of Deeds in Book 64651, Page 1.

*5752*  
**Metropolitan Title Co., LLC**  
Worcester, MA  
mettitleco@gmail.com

EXECUTED as a sealed instrument this 13<sup>th</sup> day of July, 2022.

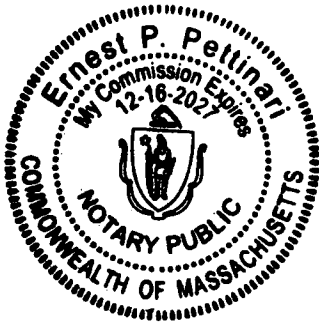
North Pond LLP

*Timothy Aicardi, Partner*  
Timothy Aicardi, Partner

COMMONWEALTH OF MASSACHUSETTS

County of Worcester, SS.

On this the 13<sup>th</sup> day of July, 2022, before me, the undersigned Notary Public, personally appeared Timothy Aicardi, Partner, aforesaid and proved to me through satisfactory evidence of identity, which was a driver's license to be the person(s) whose name(s) is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose on behalf of North Pond LLP.



*Ernest P. Pettinari*  
ERNEST P. PETTINARI  
Notary Public  
My Comm. Exp.: DEC 16, 2027