

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: 09/12/2025 12:53 PM
Ctrl# 273224 26739 Doc# 00078082
Fee: \$4,879.20 Cons: \$1,070,000.00

Worcester South District Registry of Deeds
Kathryn A. Toomey, Register
90 Front St
Worcester, MA 01608
(508) 368-7000

5 Hartford Avenue West, Mendon, MA 01756

MASSACHUSETTS QUITCLAIM DEED

I, **Michael O'Connor, being married**, of Mendon, Massachusetts,

For consideration paid, and in full consideration of **One Million Seventy Thousand and 00/100 (\$1,070,000.00) Dollars**

grant to **Stephanie Regina DePierri and Dennis M. DePierri**, now of 5 Hartford Avenue West, Mendon, MA 01756,

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.

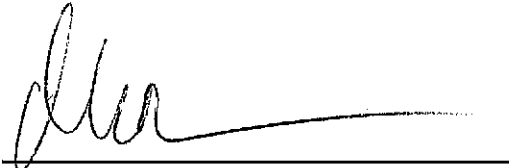
Said parcel is conveyed subject to a Decision by the Mendon Zoning Board of Appeals dated January 14, 2021, recorded with Worcester District Registry of Deeds in Book 64650, Page 392.

This conveyance is made subject to and with the benefit of restrictions and easements of record so far as now in force and applicable.

Meaning and intending to convey the same premises conveyed to the herein named Grantor(s) by deed dated October 3, 2024 and recorded with the Worcester Registry of Deeds in Book 71161, Page 352.

The signatories to this document hereby waive and release any and all rights of homestead to the subject property and further state under the pains and penalties of perjury that there are no others entitled to the right of homestead in subject property.

Witness my hand and seal this 4th day of September, 2025.



Michael O'Connor

COMMONWEALTH OF MASSACHUSETTS

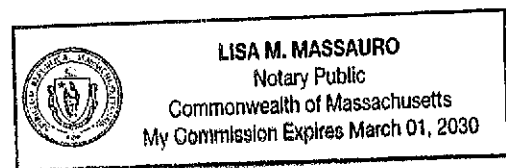
Middlesex County, ss.

On this 4th day of September, 2025, before me, the undersigned notary public, personally appeared Michael O'Connor, proved to me through satisfactory evidence of identification, which was a US PASSPORT, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose as his/her free act and deed.



Notary Public: Lisa M. Massaro

My Commission Expires: 3/1/2030



Witness my hand and seal this 4th day of September, 2025.

M O'Connor
Mary O'Connor

COMMONWEALTH OF MASSACHUSETTS

Middlesex County, ss.

On this 4th day of September, 2025, before me, the undersigned notary public, personally appeared Mary O'Connor, proved to me through satisfactory evidence of identification, which was a MADL, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose as his/her free act and deed.

Lisa M. Massaro
Notary Public: Lisa M. Massaro
My Commission Expires: 3/1/2030

