

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: 02/26/2024 09:11 AM
 Ctrl# Doc# 00013538
 Fee: \$.00 Cons: \$1.00

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

PROPERTY ADDRESS: 37 Bates Street, Mendon, MA 01756

QUITCLAIM DEED

We, Lisa Szabo f/k/a Lisa DiCrescentis, a Married Woman, of Wrentham, Norfolk County, Massachusetts and John DiCrescentis, a Single Man, of Mendon, Worcester County, Massachusetts, for consideration paid, and in full consideration of One (\$1.00) Dollar

grant to Lisa Szabo, of 20 Hillside Drive, Wrentham, Norfolk County, Massachusetts, Individually with *QUITCLAIM COVENANTS*

A certain parcel of land with the buildings and improvements thereon situated on the westerly side of Bates Street in Mendon, and being more particularly bounded and described as follows:

Beginning at the northeasterly corner of the granted premises at a point in the westerly line of said Bates Street, said point being the southeasterly corner of land of one Gammon;

THENCE S.88 18' W and bounding on said Gammon land, 364.60 feet to land now or formerly of Robert McTurk;

THENCE S.0 48' E and bounding on said McTurk land, 135.87 feet;

THENCE N 88 18'E., 364.60 feet to a point in the westerly line of said Bates Street;

THENCE N 0 48'W along the westerly line of said Bates Street, 135.87 feet to the point of beginning.

Being a portion of those premises shown on a plan entitled "Plan of Land Sold by Robert McTurk to Lester P. Cramb et ux Mendon, Mass. August 1949" filed with Worcester District Registry of Deeds, Plan Book 161, Plan 22.

This conveyance includes a complete waiver of any homestead rights that the grantors herein may have in the property described in this deed. The grantors further affirm that there are no other persons entitled to rights of Homestead in the property.

No title search has been performed on this transfer by the preparer.

For our title see deed of Lisa DiCrescentis, Trustee of the Rita I. DiCrescentis Irrevocable Trust to Lisa DiCrescentis and John DiCrescentis dated May 16, 2011 and recorded on May 17, 2011 with the Worcester County Registry of Deeds at Book 47394 Page 82.

Witness our hands and seal this 2nd day of February, 2024.

Lisa Szabo
Lisa Szabo


John DiCrescentis
John DiCrescentis

COMMONWEALTH OF MASSACHUSETTS

County: Middlesex, ss:

On this 2nd day of February, 2024, before me, the undersigned notary public, personally appeared Lisa Szabo and John DiCrescentis, proved to me through satisfactory evidence of identification, which were their Massachusetts Drivers Licenses, to be the persons whose name are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose who swore or affirmed to me that the contents of the document are truthful and accurate to the best of their knowledge and belief.

Christopher H. Mingace
Notary Public: Christopher H. Mingace
My Commission Expires: February 12, 2027

 **CHRISTOPHER H. MINGACE**
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 12, 2027