

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: 03/22/2024 01:44 PM
Ctrl# 257931 13484 Doc# 00020700
Fee: \$2,143.20 Cons: \$470,000.00

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

QUITCLAIM DEED

M.
JAMES HARRINGTON, being married, of 97 Hartford Avenue East, Mendon, MA 01756
 ("Grantor")

for consideration paid and in full consideration of **FOUR HUNDRED SEVENTY THOUSAND AND NO/100 (\$470,000.00) DOLLARS** hereby grant(s) to

TASSO DUARTE, now of 97 Hartford Avenue East, Mendon MA 01756
 ("Grantee")

with QUITCLAIM COVENANTS,

the following described property:

A certain parcel of land with the buildings thereon, situated on the southerly side of Hartford Avenue in said Mendon, now known and numbered 97 Hartford Avenue East, and being more particularly bounded and described as follows:

Beginning at an iron pipe in the ground at the northeasterly corner of the granted premises on the southerly side of said Hartford Avenue at land now or formerly of one Romanovich, said iron pipe being 131 feet westerly of an old stone wall at land formerly of one Gaskill,

THENCE S. 3° E. by said last mentioned land, 200 feet, more or less, to an iron pipe in the ground;

THENCE westerly by said last mentioned land, 90 feet, more or less, to an iron pipe in the ground;

THENCE continuing the same course westerly to land now or formerly of one Rosenfeld;

THENCE N. 12° E., by said last mentioned land to the southerly side of Hartford Avenue;

THENCE easterly by the southerly side of said Hartford Avenue, 46.5 feet, more or less, to an iron pipe; and

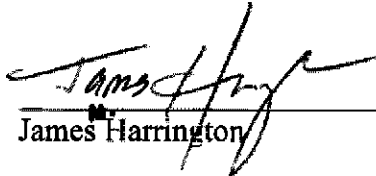
THENCE continuing easterly by the southerly side of said Hartford Avenue, 90 feet, more or less, to the iron pipe at the point of beginning.

Meaning and intending to convey the same premises as conveyed to the Grantor herein by deed recorded on 12/15/2017 in the Worcester County Registry of Deeds in Book No. 58190, Page 106.

The Grantor waives their Homestead rights in the premises and certifies under the pains and penalties of perjury that there are no other persons entitled to any homestead rights in the premises.

[signatures on following page]

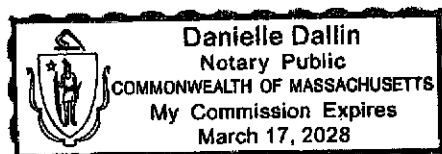
Witness our hand and SEAL this 15 th day of March, 2024.

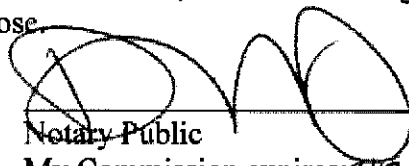

James Harrington

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss *M.

On this 15 day of MARCH, 2024, before me, the undersigned notary public, personally appeared **James Harrington** proved to me through satisfactory evidence of identification, which was/were [☒] driver's license(s) or [] _____ to be the person(s) whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that they/he/she signed it voluntarily for its stated purpose.




Notary Public
My Commission expires: 3/17/28

After Recording Mail To:
Ligris & Associates, P.C.
1188 Centre Street
Newton, MA 02459