

Worcester South District Registry of Deeds Electronically Recorded Document

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Recording Information

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Recording Fee (including excise)	: \$2,321.00

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 03/04/2024 11:49 AM
Ctrl# 257551 07751 Doc# 00015590
Fee: \$2,166.00 Cons: \$475,000.00

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

PROPERTY ADDRESS:
28-30 PINE STREET
NORTHBRIDGE, MA 01588

QUITCLAIM DEED

I, Kyle Gibbons, an unmarried man, of Northbridge, Massachusetts for consideration paid and in full consideration of Four Hundred Seventy Five Thousand Dollars and 00/100 (\$475,000.00)

grants to Teresa Sullivan and Michael Sullivan as husband and wife, tenants by the entirety of 23 Henshaw Street Worcester, MA

WITH QUITCLAIM COVENANTS,

That certain parcel of land, with the buildings thereon, situated on the easterly side of Pine Street, in the Village of Whitinsville, in the Town of Northbridge, in said Worcester County, and being Lot #1 on Plan of Land in in Northbridge, Mass., M&M Engineering Service, Record Owners: Edward H. & Justin C. Cronin, dated June 12, 1969 and filed with the Worcester District Registry of Deeds in Plan Book 328, Plan 104, said parcel of land herein conveyed being more particularly bounded and described as follows:

BEGINNING at the southwesterly corner thereof at a point on the easterly side of said Pine Street and at the northwesterly corner of land now or formerly of Louis & Helen Gilroy;

THENCE N. 76° E. by said Gilroy land, 140 feet to land now or formerly of Bernadette Prestera and Ernest Manosh et ux;

THENCE N. 14° W. by the last named land, land now or formerly of Altoon Mooradian and land now or formerly of George McGrath, 105 feet to the southeasterly corner of Lot #2 on said plan;

THENCE S. 76° W. by said Lot #2 on said plan, 140 feet to a point on the easterly side of said Pine Street;

THENCE S. 14° E. by said Pine Street, 105 feet to a point of beginning.

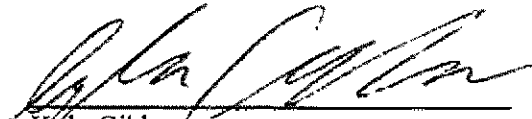
CONTAINING 14,700 square feet of land, more or less.

I, the undersigned Kyle Gibbons, declare under the penalties of perjury that I am unmarried and hereby release and terminate any and all rights of homestead in and to the property conveyed herein and that no other person is entitled to claim the benefit of an estate of homestead.

Meaning and intending to convey the same premises as described by deed recorded with said Deeds at Book 68428, Page 273.

[SIGNATURES AND NOTARY ON FOLLOWING PAGE]

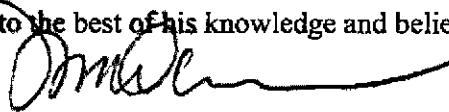
Witness my hand and seal this 29 day of January, 2024


 Kyle Gibbons

COMMONWEALTH OF MASSACHUSETTS

Middlesex County, ss

On this 29th day of January, 2024 before me, the undersigned notary public, personally appeared Kyle Gibbons proved to me through satisfactory evidence of identification, which was a MADL, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated **purpose**, and swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief.



Notary Public:

My commission expires:



MARIE KEUNG CHOW
 Notary Public
 Commonwealth of Massachusetts
 My Commission Expires December 23, 2027