

# 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: 09/09/2024 01:36 PM  
Ctrl# Doc# 00073065  
Fee: \$.00 Cons: \$100.00  
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Worcester South District Registry of Deeds  
Kathryn A. Toomey, Register  
90 Front St  
Worcester, MA 01608  
(508) 368-7000

QUITCLAIM DEED

I, Rosemary W. Tumolo, being unmarried, 4 Kinsley Lane, Mendon, Worcester County, Massachusetts

for consideration paid and in full consideration of LESS THAN ONE HUNDRED (\$100.00) DOLLARS

Grant to Rosemary W. Tumolo as to a 65% interest and Michele Eddy as to a 35% interest, as tenants in common, both of 4 Kinsley Lane, Mendon, Worcester County, Massachusetts

WITH QUITCLAIM COVENANTS

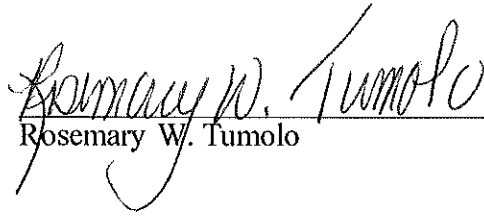
A certain parcel of land, situated on Kinsley Lane, in the Town of Mendon in said Worcester County, and being more particularly bounded and described as set forth on Exhibit A attached hereto and incorporated herein.

Being the same premises conveyed to Rosemary W. Tumolo by deed dated July 12, 2006 and recorded with the Worcester District Registry of Deeds in Book 39389, Page 35.

No title search was done in connection with the preparation and recording of this Deed.

PROPERTY ADDRESS: 4 Kinsley Lane Mendon, Massachusetts 01756

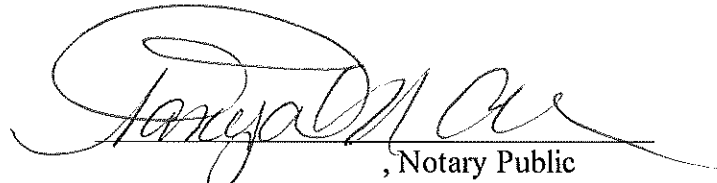
Witness our hands and seals this 7<sup>th</sup> day of September 2024.

  
Rosemary W. Tumolo

COMMONWEALTH OF MASSACHUSETTS

Worcester County, ss

On this 7<sup>th</sup> day of September 2024 before me, the undersigned notary public, personally appeared Rosemary Tumolo proved to me through satisfactory evidence of identification, which was a driver's license, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

  
, Notary Public  
My Commission Expires:

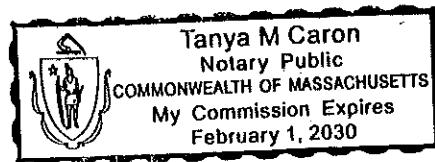


EXHIBIT A

4 Kinsley Lane Mendon, Massachusetts

The land with the buildings thereon, situated on the southerly side of Kinsley Lane in Mendon, Worcester County, Massachusetts bounded and described as follows:

BEGINNING at a point on the southerly side of Kinsley Lane at land now or formerly of Donald E. Wells;

THENCE N.  $77^{\circ} 30' 10''$  E., 66.11 feet;

THENCE N.  $87^{\circ} 32' 30''$  E 139 feet to land now or formerly of Wagner the last two courses bounded by the southerly side of Kinsley Lane which is a 15 feet right of way to Millville Street;

THENCE S.  $8^{\circ} 54' 30''$  W., 70.00 feet to land to be conveyed to Kenneth Taylor et ali:

THENCE S.  $55^{\circ} 10' 10''$  W., 50.00 feet:

THENCE S.  $10^{\circ} 41' 36''$  W., 291.07 feet to land to be conveyed to Brian R. and aula A. Hutchinson;

THENCE N.  $84^{\circ} 12' 32''$  W. 47.00 feet to land nor or formerly of Donald E. Wells:

THENCE N.  $5^{\circ} 55' 50''$  W., 156.99 feet:

THENCE N.  $13^{\circ} 08' 50''$  W. 69.17 feet;

THENCE N.  $55^{\circ} 10' 10''$  E., 45.30 feet;

THENCE N.  $27^{\circ} 06' 50''$  W., 122.85 feet to the place of beginning, the last four course being land now or formerly of Donald E. Wells.

CONTAINING 40,127 square feet, more or less as described on a Plan entitled "Land of Carl F. Wagner et al Mendon Mass. September 11, 1974" John Andrews Jr. registered Land Surveyor No 123033, recorded in Worcester District Registry of Deeds in Plan Book 411, Plan 89.