

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: 02/03/2025 11:40 AM
 Ctrl# 267032 13570 Doc# 00009097
 Fee: \$2,109.00 Cons: \$462,500.00

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

MASSACHUSETTS QUITCLAIM DEED

We, **Rosemary W. Tumolo and Michele Eddy**, not married, of Mendon, Massachusetts,

For consideration paid and in full consideration of **Four Hundred Sixty-Two Thousand Five Hundred and 00/100 (\$462,500.00) Dollars**

u/d/t dated 11/2/2022 recorded in W.D.R.D. Book 68440, Page 107

Grant to Joseph G. Poirier, Trustee of the 2022 Poirier Family Revocable Trust, / of 130 Dutcher Street, Hopedale, Massachusetts,

With Quitclaim Covenants

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° 30' 10" E., 66.11 feet;

Thence N. 87° 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 foot right of way to Millville Street;

Thence S. 8° 54' 30" W., 70.00 feet to land to be conveyed to Kenneth Taylor et al;

Thence S. 55° 10' 10" W., 50.00 feet;

Thence S. 10° 41' 36" W., 291.07 feet to land to be conveyed to Brian R. and Aula A. Hutchinson;

Thence N. 84° 12' 32" W., 47.00 feet to land now or formerly of Donald E. Wells;

Thence N. 5° 55' 50" W., 156.99 feet;

Thence N. 13° 08' 50" W., 69.17 feet;

Thence N. 55° 10' 10" E., 45.30 feet;

Thence N. 27° 06' 50" W., 122.85 feet to the place of beginning, the last four courses being land now or formerly of Donald E. Wells.

4 Kinsley Lane, Mendon, MA 01756

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.

Being the same premises conveyed to the Grantor by Deed dated 09/07/2024 and recorded on 09/09/2024 at the Worcester County Registry of Deeds in Book 71001, Page 157.

Grantors hereby release any and all rights of homestead they may have declared or acquired as to the above-described real estate, and under the pains and penalties of perjury they swear that they know of no other person entitled to homestead rights in the property being conveyed by this Deed.

[SIGNATURES ON NEXT PAGE]

WITNESS my hand and seal this 22 day of January, 2025.

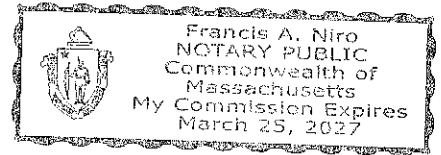
Rosemary W. Tumolo
Rosemary W. Tumolo

COMMONWEALTH OF MASSACHUSETTS

Worcester County, ss

On this 22 day of January, 2025 before me, the undersigned notary public, personally appeared **Rosemary W. Tumolo**, proved to me through satisfactory evidence of identification, which was/were DRIVERS LICENSE, to be the persons 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.

[Signature]
Notary Public:
My Commission Expires:



WITNESS my hand and seal this 22 day of January, 2025.

Michele Eddy
Michele Eddy

COMMONWEALTH OF MASSACHUSETTS

Worcester County, ss

On this 22 day of January, 2025 before me, the undersigned notary public, personally appeared **Michele Eddy**, proved to me through satisfactory evidence of identification, which was/were DRIVERS LICENSE to be the persons 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.

[Signature]
Notary Public:
My Commission Expires:

