

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: 10/10/2024 03:18 PM
Ctrl# 263919 07768 Doc# 00083439
Fee: \$3,283.20 Cons: \$720,000.00

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

QUITCLAIM DEED

We, Thomas J. Bennard and Cheryl Bennard, as Trustees of the Bennard Revocable Trust u/a dated April 10, 2019, of Mendon, Massachusetts, 01756, in consideration of SEVEN HUNDRED TWENTY THOUSAND AND 00/100 (\$720,000.00) DOLLARS grant to Robert John Kronenberg and Angela Mitchell Kronenberg, Husband and Wife, as Tenants by the Entirety, now of 24 Park St, Mendon, MA 01756

with Quitclaim Covenants:

All of that certain parcel of land in said Town of Mendon, County of Worcester and Commonwealth of Massachusetts together with all the buildings thereon of every nature and description and all privileges and appurtenances thereto belonging, bounded and described as follows:

The land in said Mendon bounded and described as follows:

*LEGAL DESC or
SEE SCHEDULE A, ATTACHED HERETO AND MADE A PART HEREOF*

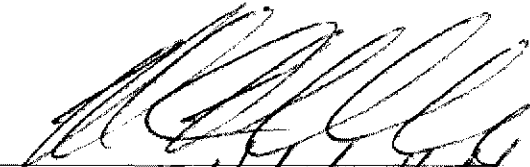
The herein Grantors hereby release any and all rights of homestead in the subject premises. There are no other persons entitled to a claim of homestead in the premises or entitled to the protections of the Homestead Act.

Being the same premises conveyed to Thomas J. Bennard and Cheryl Bennard, as Trustees of the Bennard Revocable Trust u/a dated April 10, 2019, by Quitclaim Deed dated April 10, 2019 and recorded with the Worcester County Registry of Deeds in Book 60897, Page 69.

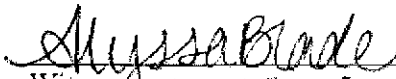
PROPERTY: 24 Park Street, Mendon, Massachusetts 01756

IN WITNESS WHEREOF, we have hereunto set our hands this 4th day of October, 2024.

**Bennard Revocable Trust u/a
dated April 10, 2019**


Witness: Nicholas H. Maucuso


Thomas J. Bennard, Trustee


Witness: Myssabrade


Cheryl Bennard, Trustee

STATE OF CONNECTICUT

SS.: Killingly

COUNTY OF WINDHAM

On this 4th day of October, 2024, before me, the undersigned Connecticut Commissioner of the Superior Court, personally appeared **Thomas J. Bennard and Cheryl Bennard, as Trustees of the Bennard Revocable Trust u/a dated April 10, 2019**, proved to me through satisfactory evidence of identification, which is Valid Drivers Licenses, to be the people whose names signed on this document, and acknowledged to me they signed it voluntarily for its stated purpose and as their free act and deed.

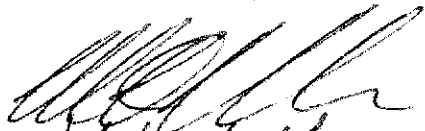

Nicholas H. Maucuso
Commissioner of the Superior Court

Exhibit "A"
Property Description

The land known and numbered as Lot 24 Park Street, Mendon, Worcester County, Massachusetts, as shown on a plan of land recorded as Plan 70 in Plan Book 710 in the Worcester County Registry of Deeds.

Said premises are conveyed subject to a right to maintain poles and wires across the granted premises are recited in the deed of Elizabeth O. Wood to Henry W. Gaskill et al, recorded in said registry in Book 2319 at Page 454.

Said premises are hereby conveyed subject to an easement granted to the Worcester County Electric Company and New England Telephone and Telegraph Company recorded in said registry in Book 3681 at Page 481.

Meaning and intending to convey the same premises as described by Deed dated April 10, 2019 and recorded on August 19, 2019 with the Worcester South Registry of Deeds in Book 60897, Page 69.