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MASSACHUSETTS QUITCLAIM DEED

We, ROBERT W. ROY, JR. and JENNIFER A. ROY

of Mendon, Worcester County, Massachusetts

being married to each other for consideration paid, and in full consideration of Less than One Hundred (\$100.00) Dollars

grant to RICHARD A. LAREAU and REGINA M. LAREAU, husband and wife, tenants by the entirety

of 51 Blackstone Street, Mendon, Massachusetts, with quitclaim covenants

PARCEL A:

A certain parcel of land depicted on a plan entitled, "PLAN OF LAND, 51 BLACKSTONE STREET, MENDON, MA, SCALE: 1" = 50', DATE: JANUARY 12, 2023 REVISED FEBRUARY 9, 2023", prepared by Guerriere & Halnon, Inc., Milford, MA, recorded herewith at the Worcester District Registry of Deeds and more particularly bounded and described as follows:

See plan book 974 Plan 26

Beginning at a point on a wall on the Westerly line of the herein described parcel at land now or formerly of Paul J. Schmitt and Debra A. Schmitt, said point being:

SOUTH: 04 degrees 31 minutes 00 seconds West 50.00 feet from a drill hole in said wall as depicted on the aforementioned plan;

THENCE: South 76 degrees 04 minutes 49 seconds East 277.63 feet to a point;

THENCE: South 78 degrees 08 minutes 40 seconds West 285.48 feet to a point on said wall;

THENCE: North 04 degrees 31 minutes 00 seconds East 125.83 feet to said point on wall marking the place of beginning.

The herein described Parcel A consists of 17,232 square feet (0.40 acres).

Being a portion of the premises conveyed to Robert W. Roy, Jr. and Jennifer A. Roy by deed of Robert W. Roy (a/k/a Robert W. Roy, Sr.) and Patricia A. Roy dated January 19, 2005 and recorded at the Worcester District Registry of Deeds in Book 35561, Page 278.

The Grantors, by the execution of this deed, hereby releases any and all rights of Homestead protection for the benefit of Grantors relating to this portion of property and states that there are/is no other person or persons entitled to Homestead rights.

Return to:

Ernest H. Horn, Esquire
Horn & O'Loughlin Law Office, LLC
12 Asylum Street
Mendon, MA 01756

Parcel A, Blackstone Street, Mendon, Massachusetts

Witness our hands and seals this 6th day of October, 2023.

Robert W. Roy, Jr.
ROBERT W. ROY, JR.

Jennifer A. Roy
JENNIFER A. ROY

Commonwealth of Massachusetts
County of Worcester

On this 6th day of October, 2023, before me, the undersigned notary public, personally appeared ROBERT W. ROY, JR. and JENNIFER A. ROY, who proved to me through satisfactory evidence of identification, which was State Driver License, to be the persons whose names are signed on the preceding or attached documents, and acknowledged to me that they signed it voluntarily for its stated purpose.

[Signature]
Notary Public
My commission expires: 6/8/2029

Return to:

Ernest H. Horn, Esquire
Horn & O'Loughlin Law Office, LLC
12 Asylum Street
Mendon, MA 01756