

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: 01/28/2025 03:32 PM
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Worcester South District Registry of Deeds
Kathryn A. Toomey, Register
90 Front St
Worcester, MA 01608
(508) 368-7000

TITLE NOT EXAMINED OR CERTIFIED

Quitclaim Deed

KNOW ALL MEN BY THESE PRESENTS, That I, Souren Alexanian, of 34 Bates Street, Mendon, MA 01756,

in full consideration of One (\$1.00) Dollar

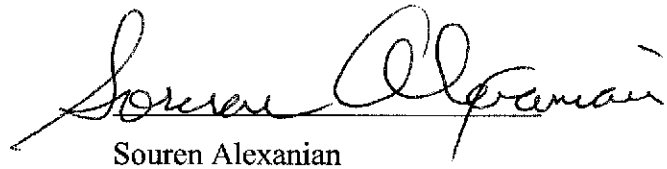
GRANT to Souren Alexanian, Trustee of the "Souren Alexanian Trust" dated January 28, 2025, and any amendments thereto and having a mailing address of 34 Bates Street, Mendon, MA 01756, to which a certificate of trust is recorded herewith, with QUITCLAIM COVENANTS,

the land together with any buildings thereon situated in Mendon, Worcester County, Commonwealth of Massachusetts, bounded and described as follows:

See Exhibit "A", attached.

Address of Premises: 34 Bates Street, Mendon, MA 01756

WITNESS my hands and seal this January 28, 2025.


Souren Alexanian

Commonwealth of Massachusetts

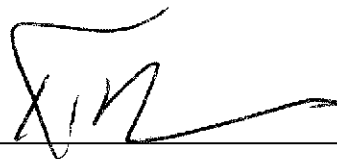
Plymouth, ss:

January 28, 2025

On this January 28, 2025, before me, the undersigned notary public, personally appeared Souren Alexanian, proved to me through satisfactory evidence of identification, which was a driver's license, 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.



KEITH A. McMANUS, JD
Notary Public
Commonwealth of Massachusetts
Commission Expires January 31, 2025



Keith A. McManus, JD.

Notary Public

My Commission Expires: January 31, 2025

Exhibit A

PROPERTY ADDRESS: 34 BATES STREET, MENDON, MA 01756

A CERTAIN PARCEL OF LAND, WITH THE BUILDINGS THEREON, SITUATED ON THE EASTERLY SIDE OF BATES STREET IN MENDON, SAID WORCESTER COUNTY, AND BEING SHOWN AS LOT NO. 2 ON PLAN ENTITLED "PLAN OF LAND IN MENDON, MASS. PROPERTY OF HAROLD E. & MARION W. TAYLOR SCALE: 40 FEET TO AN INCH DATE: AUGUST 2, 1978 GUERRIERE AND HALNON INC. ENGINEERING AND LAND SURVEYING 326 WEST STREET, MILFORD, MASS.", FILED WITH WORCESTER DISTRICT REGISTRY OF DEEDS, PLAN BOOK 454, PLAN 97, AND BOUNDED AS SHOWN ON SAID PLAN AS FOLLOWS:

WESTERLY BY THE EASTERLY LINE OF BATES STREET, 155.00 FEET;
NORTHERLY BY LOT NO. 1, 296.10 FEET;
EASTERLY BY LOT NO. 5, 150.00 FEET;
SOUTHERLY BY LOT NO. 3, 299.07 FEET.

CONTAINING 45,554 SQUARE FEET, MORE OR LESS, ACCORDING TO SAID PLAN.

FOR TITLE SEE BOOK 6964, PAGE 80.