

# Worcester South District Registry of Deeds Electronically Recorded Document

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## Recording Information

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Recording Fee (including excise) : \$2,571.80

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MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 11/15/2024 02:57 PM  
Ctrl# 264976 30315 Doc# 00095535  
Fee: \$2,416.80 Cons: \$530,000.00  
\*\*\*\*\*

Worcester South District Registry of Deeds  
Kathryn A. Toomey, Register  
90 Front St  
Worcester, MA 01608  
(508) 798-7717

Property Address: 47 Washington Street, Mendon, MA 01756

**QUITCLAIM DEED**

**HERBING, LLC, a Massachusetts Limited Liability Company**, (henceforth referred to as "Grantor") having a primary place of business at 16 Norwich, Worcester, MA 01608, for consideration paid, and in full consideration of FIVE HUNDRED THIRTY THOUSAND AND 00/100 (\$530,000.00) DOLLARS,

Grant to **Brandon Lee Perella and Alyssa Anne Perella**, (henceforth referred to as "Grantees") as husband and wife, tenants by entirety, now of 47 Washington Street, Mendon, MA 01756

with **QUITCLAIM COVENANTS:**

Three parcels of land, with the buildings thereon, situated in said Mendon on the northwesterly side of Washington Street and being shown as Lot 1, Parcel A and Parcel B on Plan entitled "Plan of Land in Mendon, Mass., Scale 1"=40' November 24, 1969 Schofield Brothers Inc., Registered Land Surveyors" filed with Worcester District Deeds Plan Book 335, Page 121, for which reference may be had for a more particular description.

Lot 1 containing 40,230 square feet, more or less, according to said plan.

Parcel A containing 3,073 square feet, more or less, according to said plan.

Parcel B containing 2,813 square feet, more or less, according to said plan.

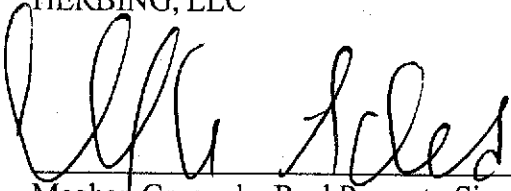
This conveyance does not represent all or substantially all of the assets of **HERBING, LLC**. located in the Commonwealth of Massachusetts.

The Grantor named herein does hereby voluntarily release all rights of Homestead, if any, as set forth in M.G.L. Chapter 188 and states under the pains and penalty of perjury that there are no other person or persons entitled to any homestead rights other than those executing this deed.

Meaning and intending to convey and hereby conveying all and the same premises conveyed to the within Grantor in a Deed dated September 2, 2022 and recorded at the Worcester County Registry of Deeds in Book 68171, Page 171.

Executed as a sealed instrument this 12 day of November 2024.

HERBING, LLC

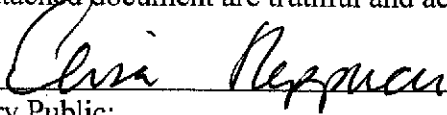


Meghan Grugnale, Real Property Signatory

COMMONWEALTH of MASSACHUSETTS

County: Middlesex, ss.

On this 12 day of November, 2024, before me, the undersigned notary public, personally appeared Meghan Grugnale, Real Property Signatory for HERBING, LLC, and proved to me through satisfactory evidence of identification, which were known to me, to be the people whose name is signed above, and acknowledged to me that she signed the POA freely and voluntarily on her behalf, and on behalf of HERBING, LLC, for its stated purpose, and who swore or affirmed to me that contents of the attached document are truthful and accurate to the best of her knowledge and belief.



Notary Public:

My commission expires: \_\_\_\_\_

