

Worcester South District Registry of Deeds

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Recording Information

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MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 12/05/2025 03:19 PM
Ctrl# 275759 10580 Doc# 00106579
Fee: \$2,280.00 Cons: \$500,000.00

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

DEED

I, JOSEPH G. POIRIER, TRUSTEE OF THE 2022 POIRIER FAMILY REVOCABLE TRUST, under Declaration of Trust dated November 2, 2022, recorded in Worcester District Registry of Deeds Book 68440, Page 107, of Hopedale, Massachusetts,

for consideration paid of Five Hundred Thousand (\$500,000.00) Dollars, grant to

KEVIN RIBEIRO and JULIANNE POIRIER, husband and wife as tenants by the entirety, now of 4 Kinsley Lane, Mendon, MA 01756

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 Paula 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° 09' 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.

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.

For grantor's title see deed from Rosemary W. Tumolo and Michele Eddy to Joseph G. Poirier, Trustee of the 2022 Poirier Family Revocable Trust, which deed is dated January 22, 2025, and recorded on February 3, 2025, in Worcester District Registry of Deeds, Book 71601, Page 227.

Grantor hereby releases any and all rights of homestead in the above-described real estate, and under the pains and penalties of perjury state that Grantor knows of no persons entitled to homestead rights in the property being conveyed by this deed.

Witness my hand and seal this 5th day of December, 2025.

Joseph G. Poirier Jr
Joseph G. Poirier, Trustee of the 2022
Poirier Family Revocable Trust

COMMONWEALTH OF MASSACHUSETTS

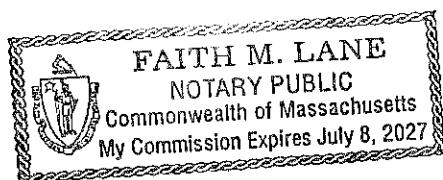
Worcester, ss.

On this 5th day of December, 2025, before me, the undersigned notary public, personally appeared the above-named Joseph G. Poirier, proved to me through satisfactory evidence of identification to be the person whose name is signed on the preceding or attached instrument and acknowledged to me that he signed it voluntarily for its stated purpose as Trustee of the 2022 Poirier Family Revocable Trust.

Faith M. Lane

Notary Public Faith M. Lane

My commission expires: 7/8/2027



ATTEST: WORC Kathryn A. Toomey, Register