

# 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: 01/30/2026 02:00 PM  
Ctrl# 277033 02488 Doc# 00007862  
Fee: \$2,941.20 Cons: \$645,000.00  
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Worcester South District Registry of Deeds  
Kathryn A. Toomey, Register  
90 Front St  
Worcester, MA 01608  
(508) 368-7000

Property Address: 13 Blackstone Street, Mendon, MA 01756

**Quitclaim Deed**

We, Joseph L. Bibeault, and Emily Huber, a married couple of Mendon, MA, ("Grantor")

For consideration paid and in full consideration of SIX HUNDRED FORTY FIVE THOUSAND AND 00/100 (\$645,000.00) DOLLARS, grant to

Robert W. Lapinsky, Jr. and Lisa J. Lapinsky, husband and wife, tenants of the entirety, now of 13 Blackstone Street, Mendon, MA 01756, ("Grantee")

**with QUITCLAIM COVENANTS:**

That certain lot or parcel of land with all improvements and buildings thereon situated on the northwesterly side of Blackstone Street in Mendon, Worcester County, Massachusetts, more particularly bounded and described as follows:

BEGINNING at a cement bound<sup>t</sup>at the southerly corner of the granted premises at land now or formerly of on Ammen;

THENCE northeasterly by Blackstone Street, 227.50 feet, more or less, to a cement bound, THENCE northwesterly by land of the Mendon Housing Authority, 123.53 feet to a stake in a wall;

THENCE southwesterly by said wall and then by said wall and said last mentioned land, 94.23 feet to a drill hole in said wall;

THENCE continuing by said wall and said last-mentioned land, 44.74 feet to a drill hole at the intersection of stone walls;

THENCE continuing with a stone wall southwesterly 120.00 feet, more or less, to a cement bound at said land formerly of Ammen;

THENCE southeasterly by said last-mentioned land, 220.00 feet, more or less, to the place of beginning.

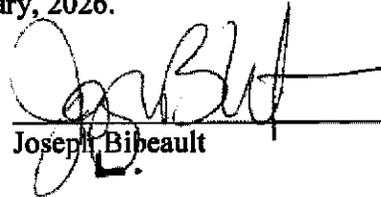
Said premises are subject to water rights mentioned in Deed from Harry C. Gaskill to Edward H. Tafi, recorded with the Worcester District Registry of Deeds, Book 1895, Page 403; and also subject to any rights of American Telephone and Telegraph Company or New England Telephone and Telegraph Company to construct, operate and maintain its lines over the granted premises, if any such rights exist.

The Grantors hereby voluntarily release all rights of Homestead as set forth in M.G.L. Chapter 188, and affirm under the pains of penalties of perjury that there is no other person or persons entitled to any homestead rights.

Meaning and intending to describe and convey the same premises conveyed to the Grantor herein by deed dated August 31, 2020 in the Worcester Registry of Deeds at Book 63187, Page 1.

SIGNATURE PAGE TO FOLLOW

Executed under seal this 7<sup>th</sup> day of January, 2026.

  
\_\_\_\_\_  
Joseph Bibeault

COMMONWEALTH OF MASSACHUSETTS  
COUNTY OF ESSEX

On this 7<sup>th</sup> day of January, 2026, before me, the undersigned notary public, personally appeared the above-named, Joseph Bibeault, proved to me through satisfactory evidence of identification, which were MA Drivers license, to be the person(s) who signed the preceding or attached document in my presence, and acknowledged to me that he signed it voluntarily for its stated purpose, by his free act and deed.

  
\_\_\_\_\_  
Notary Public Signature

My Commission Expires: 3/9/29



SHANNON L. BASTARACHE  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
March 9, 2029

Executed under seal this 7<sup>th</sup> day of January, 2026.

  
\_\_\_\_\_  
Emily Huber

COMMONWEALTH OF MASSACHUSETTS  
COUNTY OF ESSEX

On this 7<sup>th</sup> day of January, 2026, before me, the undersigned notary public, personally appeared the above-named, Emily Huber, proved to me through satisfactory evidence of identification, which were MA Drivers license, to be the person(s) who signed the preceding or attached document in my presence, and acknowledged to me that she signed it voluntarily for its stated purpose, by her free act and deed.

  
\_\_\_\_\_  
Notary Public Signature

My Commission Expires: 3/9/29



SHANNON L. BASTARACHE  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
March 9, 2029