

# 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: 05/15/2026 02:10 PM  
Ctrl# 279184 05984 Doc# 00038560  
Fee: \$7,296.00 Cons: \$1,600,000.00  
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Worcester South District Registry of Deeds  
Kathryn A. Toomey, Register  
90 Front St  
Worcester, MA 01608  
(508) 368-7000

**DEED**

We, Edward C. Kinsley and Kelli Kinsley, husband and wife, both of Mendon, MA

for consideration paid, and in full consideration of One Million Six Hundred Thousand and 00/100 Dollars (\$1,600,000.00)

grant to Robert Ross and Tammy Ross, husband and wife tenants by the entirety, now of 111 Providence Street ,Mendon, MA 01756

With Quitclaim Covenants

The land with the buildings and improvements thereon in Mendon, Worcester County, Massachusetts, described as follows:

The land located on the southwesterly side of Providence Road, together with the buildings thereon shown on a plan of land entitled "Plan of Land in the Town of Mendon, Massachusetts, property of Joseph I. Ashkins, dated February 21, 1974, surveyed by Blackstone Valley Survey & Engineering, Inc." recorded in Plan Book 397, Plan 98, (the "Plan") more particularly described and bounded as follows:

BEGINNING at a point in the southwesterly line of said Providence Road at the southeasterly corner of land now or formerly of Cousineau;

THENCE South 34° 12' 20" East by said Providence Road, Eighty-four and 76/100 (84.76) feet to a point;

THENCE continuing in a southwesterly direction by said Providence Road and a curve to the left having a radius of 2,430 feet, Four hundred twenty three and 58/100 (423.58) feet to a point;

Property Address: 111 Providence Street, Mendon, MA 01756

THENCE continuing by said Providence Road South 44° 11' 35" East, Twenty-Seven and 00/100 (27.00) feet to a point at land now or formerly of Ashkins;

THENCE South 52° 50' 58" West by land of said Ashkins, Four hundred Fifty-one and 50/100 (451.50) feet to a point;

THENCE North 34° 16' 27" West by land of said Ashkins, Four Hundred Twenty One and 02/100 (421.02) feet to a drill hole in a stone wall at land now or formerly of Cousineau;

THENCE continuing by said land of Cousineau North 25° 44' 00" East, One hundred eighty-one and 81/100 (181.81) feet to a point; and

THENCE continuing by said land of Cousineau North 53° 51' 50" East, One Hundred eighty-eight and 43/100 (188.43) feet to the place of beginning

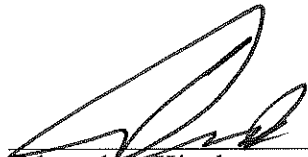
Containing 4.90 acres, more or less, according to said Plan.

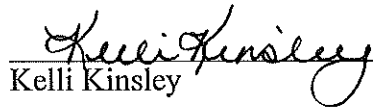
Subject to a reservation to Alex Thayer, his heirs and assigns to pass and repass from his wood lot north of said premises as recited in a deed recorded in Book 223, Page 193.

Grantors hereby release all rights of homestead and state under the pains and penalties of perjury that no other persons are entitled to the benefits of an existing estate of Homestead.

Being the same premises conveyed to the grantors by deed of Thomas G. Conley and Colleen A. Conley, Trustees of the Conley Family 2005 Realty Trust, recorded with Worcester Registry of Deeds in Book 43149, Page 13.

Witness our hands and seals this 8<sup>th</sup> day of May, 2026.

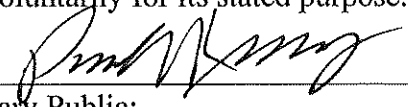
  
Edward C. Kinsley

  
Kelli Kinsley

**COMMONWEALTH OF MASSACHUSETTS**

Norfolk County, ss

On this 8<sup>th</sup> day of May, 2026, before me, the undersigned notary public, personally appeared Edward C. Kinsley and Kelli Kinsley, proved to me through satisfactory evidence of identification, which were  Driver's License;  State ID;  Passport;  Other Government Issued ID;  Other \_\_\_\_\_, (or personally known to me), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

  
Notary Public:  
My Commission Expires:

