

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: 09/16/2025 09:57 AM
Ctrl# 273296 17669 Doc# 00125016
Fee: \$1,459.20 Cons: \$320,000.00

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

QUITCLAIM DEED

We, Valerie Vallee of 45 Westbrook Road, Centerbrook, CT., being widowed, Melodie Beighau, wsa Melodie C. Beighau, of 45 Westbrook Road, Centerbrook, CT., being married, and Albert J. Vallee, of 17 Walnut Street, Upton, Massachusetts, being married.

For consideration paid of Three Hundred and Twenty Thousand (\$320,000.00) Dollars, grant to Kristina O'Reilly and Mitchell A. Intinarelli, as joint tenants, with rights of survivorship, now of 50 Uxbridge Road, Mendon, Massachusetts 01756,

with Quitclaim Covenants

The land in Mendon, Worcester County, Massachusetts and bounded and described as follows:

Northwesterly by Uxbridge Road 50 feet;

Northeasterly by Lot B-4 on a plan hereinafter described 184 feet;

Easterly on Mendon Pond;

Southwesterly on land now or formerly of John T. Manson 192 feet.

All of said boundaries are determined by the Land Court to be located as shown on a subdivision plan of Lot B, drawn by Henry W. Gaskill, C..E., dated October 1909, as approved by said Court and filed with Certificate of Title # 235 as Plan No. 1399-B .

Being Lot B-5 on said plan;

Said lot above described is subject to a public right of way over the same with teams and on foot, if, and so far as, applicable, from the Uxbridge Road to said Mendon Pond, and thence easterly along the edge of said pond.

Said lot above described is subject to a highway location as found in document # 6743 and registered on August 28, 1933.

Grantors hereby release all rights of Homestead that they may hold in the granted premises and certify under the pains and penalties of perjury that no other individuals are entitled to rights of Homestead in the granted premises.

PROPERTY ADDRESS: 50 Uxbridge Road, Mendon, MA

I Melodie Beighau, hereby state under the pains and penalties of perjury that I am married to Robert J. Beighau, and that neither of us reside at the premises being conveyed herein and therefore we have no homestead rights to said premises.

I Albert J. Vallee, hereby state under the pains and penalties of perjury that I am married to Gina Vallee, and that neither of us reside at the premises being conveyed herein and therefore we have no homestead rights to said premises.

For my title see Deed registered with the Worcester District Registry of Deeds in Document No. 120720, Certificate Number 18851, Book 95, Page 51.

Witness my hand and seal, this 15th day of September, 2025

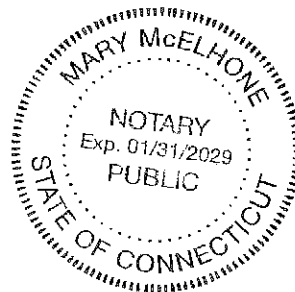
Melodie Beighau
Melodie Beighau

STATE OF CONNECTICUT

Middlesex, ss.

On this 15th day of September 2025, before me, the undersigned Notary Public, personally appeared Melodie Beighau, proved to me through satisfactory evidence of identification, which was a CT Drivers License, to be the person whose name is signed on the preceding or attached document in my presence and who swore or affirmed that the contents of the document are truthful and accurate to the best of her knowledge and belief and acknowledged to me that she signed it voluntarily for its stated purpose.

Mary McElhone
Notary Public
My Commission Expires: 1/31/2029



Witness my hand and seal, this 15th day of September, 2025

Valerie Vallee

Valerie Vallee

STATE OF CONNECTICUT

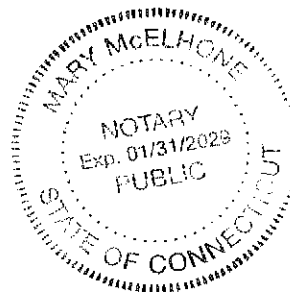
Middlesex, ss.

On this 15th day of September 2025, before me, the undersigned Notary Public, personally appeared Valerie Vallee, proved to me through satisfactory evidence of identification, which was a MA Drivers License, to be the person whose name is signed on the preceding or attached document in my presence and who swore or affirmed that the contents of the document are truthful and accurate to the best of her knowledge and belief and acknowledged to me that she signed it voluntarily for its stated purpose.

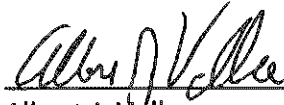
Mary McElhone
Notary Public

My Commission Expires:

1/31/2029



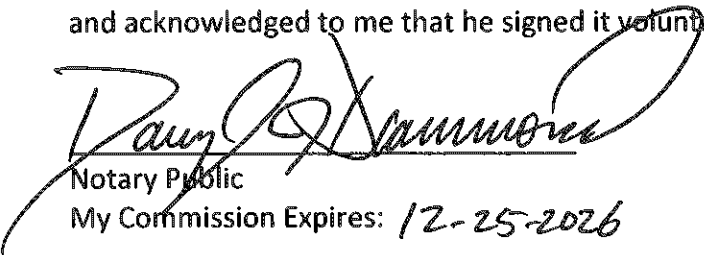
Witness my hand and seal, this 11 day of September, 2025


Albert J. Vallee

COMMONWEALTH OF MASSACHUSETTS

County of Worcester, ss.

On this 11 day of September 2025, before me, the undersigned Notary Public, personally appeared Albert J. Vallee, proved to me through satisfactory evidence of identification, which was a MADL, to be the person whose name is signed on the preceding or attached document in my presence and who swore or affirmed that the contents of the document are truthful and accurate to the best of his knowledge and belief and acknowledged to me that he signed it voluntarily for its stated purpose.


Notary Public

My Commission Expires: 12-25-2026

