

# Worcester South District Registry of Deeds Electronically Recorded Document

This is the first page of the document – Do not remove

---

## Recording Information

|  |                |
|--|----------------|
| Document Number                        | : 40301        |
| Document Type                          | : DEED         |
| Recorded Date                          | : May 21, 2026 |
| Recorded Time                          | : 11:48:03 AM  |
| Recorded Book and Page                 | : 73607 / 85   |
| Number of Pages(including cover sheet) | : 4            |
| Receipt Number                         | : 1707455      |
| Recording Fee (including excise)       | : \$2,457.80   |

\*\*\*\*\*  
MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 05/21/2026 11:48 AM  
Ctrl# 279320 23529 Doc# 00040301  
Fee: \$2,302.80 Cons: \$505,000.00  
\*\*\*\*\*

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

**MASSACHUSETTS QUITCLAIM DEED**

17 Hartford Avenue West, Mendon, MA 01756

**RFGM Investing LLC**, a Massachusetts Limited Liability Company with its principal place of business located at 165 Prescott Road, Whitinsville, MA 01588,

For consideration paid and in full consideration of **Five Hundred Five Thousand and 00/100 (\$505,000.00) Dollars**,

**Grant to McKenzie Callaghan**, individually, now of 17 Hartford Avenue West, Mendon, Massachusetts,

**With Quitclaim Covenants**

**TRACT ONE:**

A certain tract or parcel of land, with the buildings thereon, situated on Hartford Avenue West, also known as Hartford Avenue, in Mendon, Worcester County, Massachusetts, and shown on plan of land entitled, "Plan of Land of Edmund Yanski, Mendon, Mass., October 18, 1945, Scale 1" = 20' Eastman and Corbett, Inc., Civil Engineers, Milford, Mass." filed with Worcester District Registry of Deeds, Plan Book 137, Plan 55, bounded and described as follows:

Commencing at a drill hole in a stone at the northeasterly corner of the granted premises; and

Thence running southwesterly 220 feet, more or less, to Hartford Avenue by Old Cart Road as shown on said plan;

Thence northwesterly along Hartford Avenue 94.75 feet to a stake at land of one Mathewson;

Thence northeasterly 93.27 feet by said Mathewson land to a stake;

Thence northwesterly 95.97 feet by said Mathewson land and other land of said Yanski to a stake;

Thence northeasterly 75.3 feet to a stake;

Thence southeasterly 219 feet, more or less, by land entitled, "Swamp" on said plan to a drill hole in a stone at the point of beginning.

Said premises are conveyed subject to rights, if any, of New England Power Co., as recited in deed recorded with the Worcester District Registry of Deeds in Book 2344, Page 178.

There is excepted from said Tract One those premises are being described as Parcel 3 on a plan recorded in Worcester District Registry of Deeds in Plan Book 340, Plan 111 and being more particularly bounded and described in a deed from Donald E. Coburn and Ethel J. Coburn to Herbert H. Mathewson and Rita M. Mathewson dated October 19, 1970 recorded with Worcester District Registry of Deeds in Book 5069, Page 76.

**TRACT TWO:**

A certain tract or parcel of land situated on the northerly side of Hartford Avenue West in Mendon, Worcester County, Massachusetts, and being more particularly bounded and described as follows:

BEGINNING at a point on the northerly side of said Hartford Avenue West at land of now or formerly of Donald Coburn;

THENCE N. 11° 40' 20" E., 93.27 feet by said Coburn land to an iron pipe;

THENCE N. 71° 46' 40" W., 15.23 feet by said Coburn land to an iron pipe, at other land of grantor;

THENCE S. 02° 24' 20" W., 96.23 feet by land now of formerly of Herbert Matthewson to an iron pipe at the northerly side of said Avenue; and

THENCE S. 68° 06' 40" E. 1.37 feet by the northerly side of said Avenue to the place of beginning.

Being Parcel 5 on a plan of land in Mendon, Mass, dated March 4, 1970 by John F. Andrews, Jr., Surveyor, filed in Plan Book 340, Plan 111.

Being the same premises conveyed to the Grantor by Deed dated 11/14/2025 and recorded on 11/18/2025 at the Worcester County Registry of Deeds in Book 72845, Page 371.

This sale is made in the ordinary course of business and does not represent all or substantially all of the assets RFGM Investing LLC situated in Massachusetts.

[SIGNATURES ON NEXT PAGE]

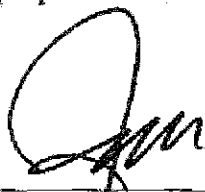
WITNESS my hand and seal this 18<sup>th</sup> day of May, 2026.

  
\_\_\_\_\_  
Matthew Santurri, Manager

COMMONWEALTH OF MASSACHUSETTS

Worcester County, ss

On this 18 day of April, 2026 before me, the undersigned notary public, personally appeared **Matthew Santurri, Manager of RFGM Investing LLC**, proved to me through satisfactory evidence of identification, which was/were DRIVERS LICENSE, to be the persons whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose as his/her free act and deed as manager of RFGM Investing LLC.

  
\_\_\_\_\_  
Notary Public:  
My Commission Expires:

