



Bk: 61072 Pg: 21

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## Quitclaim Deed

I, Val J. Krishtal, unmarried person, of 51 Cape Road, Mendon, MA 01756,

for consideration paid, in the amount of TEN 00/100 Dollars (U.S. \$10.00 Dollars)

grant to Val J. Krishtal as Trustee of the Krishtal Living Trust, under a declaration of trust dated September 5, 2019, and any amendments thereto, and described in a trustee's certificate pursuant to M.G.L. ch. 134 sec. 35 and recorded with the Worcester County Registry of Deeds herewith, and with a mailing address of 51 Cape Road, Mendon, MA 01756

with QUITCLAIM COVENANTS

A certain tract or parcel of land with the buildings thereon situated on the westerly side of Massachusetts State Highway Route No. 140 in said Mendon and being more particularly bounded and described as follows, to wit:

Beginning at a stake on the westerly side of said highway 722.08 feet S. 15° 57' 50" E of a Massachusetts highway bound in the westerly line of said highway at or near the intersection of Bates Street, thence S. 15° 57' 50" E. by the westerly line of said highway 297.91 feet to a stake in the westerly line of said Highway at land of one Anesta; thence S. 83° 05' 10" W. by said Anesta land 152.90 feet to a stake; thence N. 15° 57' 50" W. by land on one Perrone 268.47 feet to a stake; thence N. 74° 02' 10" E. by lot numbered 7 as shown on plan hereinafter mentioned, 150 feet to the point of beginning.

Being lots numbered 4, 5 and 6 on a plan entitled "Plan of Lots in Mendon, Mass. Owned by Samuel H. & Rose Perrone Scale 1" = 100' Nov. 1947 - "filed with Worcester District Deeds in Plan Book 154, Plan 11.

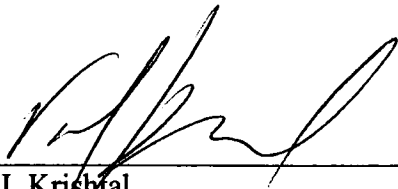
Meaning and intending to convey the property conveyed to the Grantor by Deed recorded with Worcester County Registry of Deeds at Book 54969, Page 390.

Title was not examined in the preparation of this deed.

Property Address: 51 Cape Road, Mendon, MA 01756

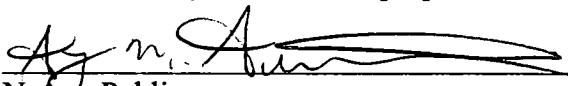
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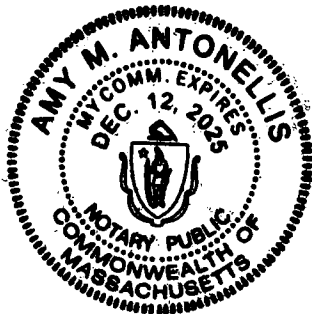
Executed as a sealed instrument on September 5, 2019

  
\_\_\_\_\_  
Val J. Krishtal

**Commonwealth of Massachusetts**  
County of Norfolk

On September 5, 2019, before me, the undersigned notary public, personally appeared Val J. Krishtal, proved to me through satisfactory evidence of identification, which was a Massachusetts driver's license to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

  
\_\_\_\_\_  
Notary Public  
My commission expires: 12/12/2025



ATTEST: WORC. Kathryn A. Toomey, Register