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QUITCLAIM DEED

PROPERTY ADDRESS: 88 Blackstone Street, Mendon, Massachusetts 01756

I, **RUSSELL F. MACMANNIS II**, a married man, of Mendon, Massachusetts, for consideration paid and in full consideration of **ONE AND 00/100 (\$1.00) DOLLAR**, grant to **RUSSELL F. MACMANNIS II** and **MEAGHAN A. MACMANNIS**, husband and wife, as tenants by the entirety, hereinafter of 88 Blackstone Street, Mendon, Worcester County, Massachusetts 01756,

with *Quitclaim Covenants*,

The land with the buildings thereon now known as 88 Blackstone Street, Mendon, Worcester County, Commonwealth of Massachusetts. Said premises are shown as Lot No. 3 on a plan entitled "Plan of Land in Mendon, Massachusetts, owned by Spring Brook Realty Trust Scale 1" – 60' and dated November 20, 1996, drawn by Andrews Survey & Engineering, Inc., Uxbridge, Massachusetts" recorded with Worcester Registry of Deeds in Plan Book 567, Plan 16.

Said premises containing 114,127.20 square feet of land according to said plan.

This conveyance is made subject to and with the benefit of restrictions and easements of record so far as now in force and applicable.

Lot is subject to Right of Way and Utility Easement granted to American Telephone and Telegraph Co. dated 4/27/1967 and recorded in Book 4755, Page 570.

Subject to a Right of Way and Utility Easements granted to American Telephone and Telegraph Co. dated 1/6/1969 and recorded in Book 4920, Page 14.

For Grantors' title, see deed dated October 19, 2012 and recorded with the Worcester County Registry of Deeds in Book 49972, Page 267.

SEE END PAGE FOR SIGNATURES

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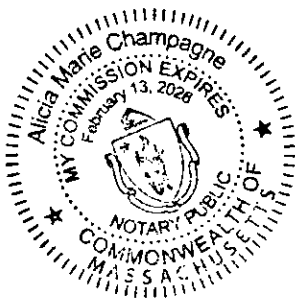
IN WITNESS WHEREOF, the undersigned has set their hand and seal this 21 day of June, 2020

Russell F. MacMannis II
RUSSELL F. MACMANNIS II

STATE OF MASSACHUSETTS

Worcester, ss.

On this 21 day of June, 2020, before me, the undersigned notary public, personally appeared **RUSSELL F. MACMANNIS II**, proved to me through satisfactory evidence of identification, which was DL, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily and for its stated purpose and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of their knowledge and belief.



Alicia Marie Champagne
Notary Public
My Commission Expires:
Alicia Marie Champagne
Feb 13, 2026