

Worcester South District Registry of Deeds Electronically Recorded Document

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Recording Information

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Recording Fee (including excise)	: \$2,024.60

 MASSACHUSETTS EXCISE TAX
 Worcester District ROD #20 001
 Date: 01/23/2023 02:57 PM
 Ctrl# 246608 18108 Doc# 00006643
 Fee: \$1,869.60 Cons: \$410,000.00

Worcester South District Registry of Deeds
 Kathryn A. Toomey, Register
 90 Front St
 Worcester, MA 01608
 (508) 798-7717

TRUSTEE'S DEED

Property Address: 37 Blackstone Street, Mendon, MA 01756

DAVID K. BARNES, Successor Trustee of the Barnes Family Realty Trust, dated May 6, 1994, pursuant to the power and authority vested under Section 3(a) of said Trust, and as directed by the Beneficiaries of said Trust,

for consideration paid in the amount of Four Hundred Ten Thousand and 00/100 (\$410,000.00) Dollars, hereby grants and conveys to

CARRIE FROLLO and RICHARD BROOKS, JR. as joint tenants with rights of survivorship

Now of 37 Blackstone Street, Mendon, MA 01756 the following described real estate:

The land with the buildings thereon, if any, with a street address of 37 Blackstone Street, situated in Mendon, Worcester County, Massachusetts, shown on a Plan of Land entitled "Land of Daniel Barnes, et ux. Mendon, Mass. June 15, 1971. Scale 1"=40' John R. Andrews, Jr. Surveyor" and indicated on said Plan as Lot B containing 86,828 square feet, more or less. See Worcester Registry of Deeds Plan Book 363, Plan 107, and further bounded and described as follows:

Beginning at a point on the northerly side of Blackstone Street at the corner where Lot A and Lot B meet; thence

North 68°-10'-50" East one hundred twenty-three and forty-six hundredths feet (123.46); thence

North 75°-09'-54" East thirty and sixty-two hundredths feet (30.62); thence

North 7°-32'-35" East three hundred eleven and twenty-six hundredths feet (311.26); thence

North 82°-34'-20" West one hundred ninety-four and seventeen hundredths feet (194.17); thence

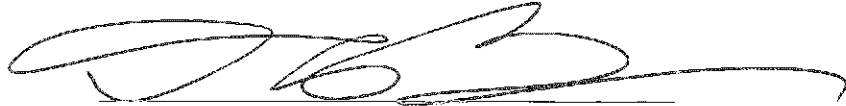
North 82°-10'-53" West one hundred fifty and thirty hundredths feet (150.30) to the corner of Lot A; thence

South 20°-55'-55" East four hundred thirty-six and eighty-hundredths feet (436.80) to the point of beginning.

Being the same premises described as Parcel II that was conveyed by Daniel N. Barnes and Shirley M. Barnes to themselves as Trustees of the Barnes Family Realty Trust dated May 6, 1994, recorded May 11, 1994 in Book 16274 at Page 328 of the Worcester County Registry of Deeds.

This conveyance is subject to the balance of real estate taxes assessed by the Town of Mendon as of December 31, 2022.

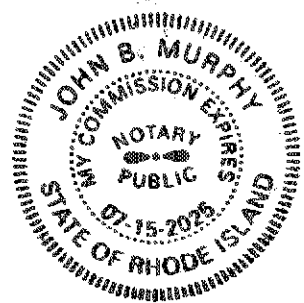
IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal this 19th day of January, 2023.



David K. Barnes, Successor Trustee of the Barnes Family Realty Trust, dated May 6, 1994

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

On this 19th day of January, 2023, before me personally appeared David K. Barnes, Successor Trustee of the Barnes Family Realty Trust, dated May 6, 1994, personally known to the notary or proved to the notary through satisfactory evidence of identification which was DRIVER'S LICENSE be the party whose name is signed on this deed and he acknowledged to the notary that he signed it voluntarily for its stated purpose in his capacity as Trustee.



NOTARY PUBLIC
John B. Murphy
My Commission Expires: 07/15/25