

# 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: 04/03/2023 11:39 AM  
Ctrl# 248071 30840 Doc# 00025320  
Fee: \$3,534.00 Cons: \$774,900.00

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

## QUITCLAIM DEED

**JANET M. CONSIGLI-KELLETT**, as Trustee of the **JCK REALTY TRUST** udt dated October 19, 2018, and recorded with the Worcester County (Worcester District) Registry of Deeds in Book 59571, Page 295, of Mendon, Massachusetts,

for consideration paid in the amount of Seven Hundred Seventy-Four Thousand Nine Hundred and 00/100 (\$774,900.00) Dollars

grants to **RYAN MATTHEW SULLIVAN** and **ALLISON KELLEHER SULLIVAN**, a married couple, as tenants by the entirety, now of 10 Mowry Street, Mendon, Massachusetts 01756,

### **with Quitclaim Covenants**

The land together with the buildings thereon in Mendon, Worcester County, Massachusetts, being bounded and described as follows:

BEGINNING at a drill hole in a stone in a wall on the southerly side of Mowry Street at land of Agnes Thayer, this being northeasterly corner of the premises;

THENCE N. 73° W., two hundred five and seven tenths (205.7) feet by said wall and the southerly side of Mowry Street;

THENCE N. 60° 50' W., fifty and six tenths (50.6) feet;

THENCE N. 41° 20' W., fifty-one and seven tenths (51.7) feet, the last two courses also being the southerly side of Mowry Street, to land now or formerly of Arthur Wiersma;

THENCE S. 46° 32' W., two hundred twenty-one and five tenths (221.5) feet by a wall and land of said Wiersma to a corner of walls;

THENCE S. 12° 48' E., three hundred seventy-one and two tenths (371.2) feet by said wall and said Wiersma land to a corner of walls;

THENCE N. 73° 40' E., three hundred thirty-three and one tenth (333.1) feet by said wall and said Wiersma land to a corner of walls at land of Agnes Thayer;

THENCE N. 5° 50' E., by said wall and said land of Agnes Thayer, three hundred (300) feet to the place of beginning.

Containing three and five tenths (3.5) acres, more or less.

Property Address: 10 Mowry Street, Mendon, MA 01756

There is excepted from the above-described premises so much thereof as has been conveyed by deed of George Daige, Jr., et ux to Mary F. Lynch dated December 7, 1965 and recorded with the Worcester County (Worcester District) Registry of Deeds in Book 4627, Page 95.

The undersigned hereby releases all rights of Homestead to and in the granted premises and swears and acknowledges under the pains and penalties of perjury that no other persons are entitled to the benefit of an existing estate of Homestead.

Meaning and intending to convey all and the same premises conveyed to grantor by deed dated October 18, 2018 and recorded with the Worcester County (Worcester District) Registry of Deeds in Book 59571, Page 302.

Executed as a sealed instrument this 28<sup>th</sup> day of March, 2023.

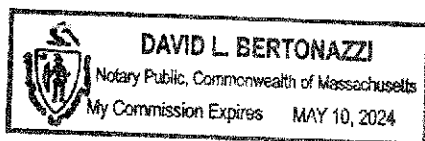
JCK Realty Trust,

*Janet M. Consigli-Kellett Trustee*  
By: Janet M. Consigli-Kellett, Trustee

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 28<sup>th</sup> day of March, 2023, before me, the undersigned notary public, personally appeared Janet M. Consigli-Kellett, Trustee as aforesaid, proved to me through satisfactory evidence of identification, which was personal knowledge of her identity, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose as Trustee of JCK Realty Trust.



*David L. Bertonazzi*  
David L. Bertonazzi, Notary Public  
My Commission Expires: 05/10/2024