



2019 00039582

Bk: 60357 Pg: 268

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QUITCLAIM DEED

I, Michael L Merolli, as Trustee of THE LOUIS AND THERESA MEROLLI IRREVOCABLE TRUST, a trust instrument dated January 27th 2006, with a Certificate of Trustee recorded at the Worcester Registry of Deeds Book 38292 page 112, for consideration of One Dollar (\$1.00) paid and pursuant to the terms of said Trust, grant to MICHAEL L. MEROLLI, individually, of 31 Bates Street of Mendon, Worcester County, MA, as Owner in Fee Simple, with *quitclaim covenants*.

that certain parcel of land, together with all buildings and improvements thereon, situated on the westerly side of Bates Street, so-called, a former Massachusetts state highway, in said Mendon, MA, and being a portion of the premises shown on a certain plan filed with Worcester County Registry of Deeds, Plan Book 161, Plan 22, and entitled "Plan of Land sold by Robert McTurk to Lester P. Cramb et ux. Mendon, MA, August 1949, Francis J. Brennan, Surveyor, Uxbridge, Ma." (hereinafter "Plan"), and bounded and described, more or less, according to said Plan as follows:

Beginning at a cement bound at the northeasterly corner of the granted premises on the westerly side of said Street and at land now or formerly of one Barrows, formerly land of Albert J. Valeika and Dorothy A. Valeika, which cement bound is 125.0 feet S. 0° 48'E. of a Mendon highway bound; thence S. 0° 48'E. by the westerly line of said Bates Street 100.00 feet to a cement bound; thence S. 88° 18'W. by remaining land now or formerly of said Albert and Dorothy Valeika 364.60 feet to a cement bound; thence N.0° 48'W. by land now or formerly of one McTurk 100.00 feet to a cement bound; thence N. 88° 18E. by said Barrows land 364.60 feet to the bound at the beginning point.

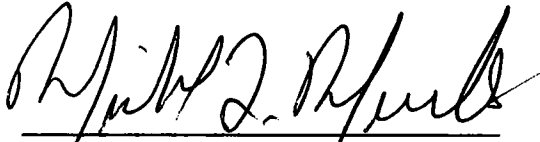
Premises conveyed subject to, and with the benefit of, all other rights, easements, conditions and restrictions of record, if any, and insofar as in force and applicable.

For Grantors' title, refer to Deed dated January 27th 2006, and recorded at the Worcester County Registry of Deeds in Book 38292, Page 114.

31 Bates Street Mendon, MA 01756

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Witness my hand and seal this 5th day of April, 2019

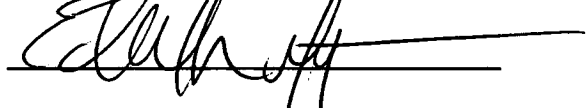


Michael L. Merolli, Trustee of
the Louis and Theresa Merolli Irrevocable Trust

Commonwealth of Massachusetts

Worcester, ss

On this 5th day of April, 2019 before me, the undersigned notary public, personally appeared Michael L. Merolli, as Trustee of the Louis and Theresa Merolli Irrevocable Trust and proved to me through satisfactory evidence of identification, which was a Massachusetts driver's license, to be the respective person(s) whose name(s) are/were signed on the preceding QUITCLAIM DEED in my presence and acknowledged to me that he/she signed it voluntarily for its stated purpose.



Notary Public: Edmund L. Myers
My commission expires: 05-30 -2024