

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: 05/22/2026 11:52 AM
Ctrl# 279381 17258 Doc# 00040839
Fee: \$2,530.80 Cons: \$555,000.00

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

PROPERTY ADDRESS: 6 Myrtle Street, Mendon, Massachusetts 01756

QUITCLAIM DEED

We, David M. Senecal and Debra A. Lavergne, as successor Co-Trustees of the Albert C. Senecal 2009 Revocable Trust, u/d/t October 6, 2009, see Trustee Certificate recorded with Worcester County Registry of Deeds, Book 44937, Page 395,

for consideration paid and in full consideration of FIVE HUNDRED FIFTY-FIVE THOUSAND (\$555,000.00) DOLLARS AND 00/100 CENTS

grant to Skylar S. Vaughn, Individually, now of 6 Myrtle, Mendon, Worcester County, Massachusetts

WITH QUITCLAIM COVENANTS

A certain tract or parcel of land in Mendon, Worcester County, Massachusetts situated on the northeasterly side of the proposed road described in Deed of Charles W. Arrand to Leslie C. Childs et ux. dated October 8, 1954, recorded with Worcester District Deeds Book 3629, Page 25, and being more particularly bounded and described as follows, to wit:

Beginning at an iron pipe at the most southerly corner of the granted premises and at the southeasterly terminus of the northeasterly line of said proposed road;

THENCE N. 60° E. by land of one Richard Childs formerly of the grantors, 249.2 feet to an iron pipe at a stone wall;

THENCE Northwesterly by said stone wall and land of one Wiersma, 131 feet to an iron pipe at said stone wall;

THENCE S. 60° W. by land of one Neally, formerly of one Arrand, 251.2 feet to an iron pipe in the northeasterly line of said proposed Street; and

THENCE S. 30° E. by the northeasterly line of said proposed street, 131 feet to the iron pipe at the point of beginning.

Together with a general easement in common with others entitled thereto in, on, through, upon, over and under said proposed road.

Meaning and intending to describe and convey the same premises conveyed by Deed to the Grantor dated October 6, 2009 and recorded with the Worcester District Registry of Deeds in Book 44937, Page 396 and Trustee Certificate recorded with Worcester Registry of Deeds, Book 44937, Page 395.

We, David M. Senecal and Debra A. Lavergne, named herein, do hereby voluntarily release all of our rights of homestead, if any, as set forth in M.G.L Chapter 188 and state under the pains and penalties of perjury that there is no other person or persons entitled to any homestead rights other than those executing this deed.

[SIGNATURE PAGE TO FOLLOW]

Witness my hands and seals this 7th day of May, 2026.

Albert C. Senecal 2009 Revocable Trust

David M. Senecal

David M. Senecal, TRUSTEE

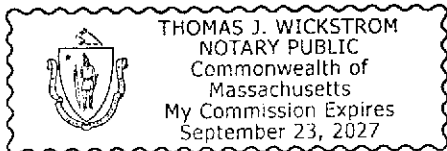
Debra A. Lavergne

Debra A. Lavergne, TRUSTEE

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

On this 7th day of May, 2026 before me, the undersigned notary public, personally appeared David M. Senecal and Debra A. Lavergne, Co- Trustees of the Albert C. Senecal 2009 Revocable Trust, w/d/t October 6,2009, proved to me through satisfactory evidence of identification, which were driver's licenses, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



Thomas J. Wickstrom

Thomas J. Wickstrom, Notary Public
My Commission Expires: 09/23/2027