



2017 00099222

Bk: 57707 Pg: 375

Page: 1 of 3 09/08/2017 03:37 PM WD

MASSACHUSETTS EXCISE TAX
 Worcester District ROD #20 001
 Date: 09/08/2017 03:37 PM
 Ctl# 173234 27227 Doc# 00099222
 Fee: \$1,664.40 Cons: \$365,000.00

QUITCLAIM DEED

MICHAEL R. WOJNOWSKI, Trustee of the MRW Realty Trust, under Declaration of Trust dated March 1, 1999 and recorded with the Worcester County (Worcester District) Registry of Deeds in Book 21106, Page 9, of Mendon, Worcester County, Massachusetts,

for consideration paid of Three Hundred Sixty-Five Thousand and 00/100 (\$365,000.00) Dollars,

grants to STEVEN G. PELUSO and ELIZABETH A. PELUSO, Trustees of the Keon Realty Trust under Declaration of Trust dated May 17, 1984 and recorded with the Suffolk County Registry of Deeds in Book 10925, Page 318, of 25 Lee Terrace, Dedham, Massachusetts, 02026

with quitclaim covenants,

a certain tract or parcel of land, together with the buildings and improvements thereon, situated on the westerly side of Blackstone Street in Mendon, Worcester County, Massachusetts, and being more particularly bounded and described as follows:

Beginning at the northeasterly corner of the granted premises at land now or formerly of Reginald LaMontagne at the intersection of stone walls at said street, said point being 267.52 feet distant southerly from a drill hole in a wall at the intersection of the westerly line of said Blackstone Street and the southerly line of a proposed street;

THENCE N. 89° 32' W. by a stone wall and said LaMontagne land 269.5 feet, more or less, to a drill hole in the corner of stone walls;

THENCE S. 18° 45' E. by said LaMontagne land 143 feet to a point;

THENCE Easterly by land now or formerly of Raymond J. Sullivan et al., 236 feet, more or less, to a point on a wall at said Blackstone Street;

Property: 93 Blackstone Street, Mendon, Massachusetts

THENCE N. 5° 48' W. by a wall and said Blackstone Street 140 feet to the point of beginning.

Being the same premises conveyed to the within grantor by Deed dated March 1, 1999 and recorded with the Worcester County (Worcester District) Registry of Deeds in Book 21106, Page 14.

The actual address of the within conveyed property is 93 Blackstone Street, Mendon, Massachusetts, notwithstanding the fact that the prior Deed and the Special Permit recorded with the Registry in Book 40650, Page 289, recited the property address as 91 Blackstone Street.

-Signature to appear on the following page-

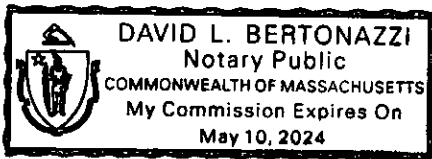
Witness my hand and seal this 8th day of September, 2017.

Michael R. Wojnowski Trustee
Michael R. Wojnowski, Trustee of the
MRW Realty Trust, and not Individually

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 8th day of September, 2017, before me, the undersigned notary public, personally appeared Michael R. Wojnowski, Trustee as aforesaid, proved to me through satisfactory evidence of identification, which was MA Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



[Signature]
David L. Bertonazzi, Notary Public
My Commission Expires: 05/10/2024