

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: 12/19/2022 10:26 AM
Ctrl# Doc# 00133420
Fee: \$.00 Cons: \$1.00

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

Return to:

Borchers Trust Law Group, P.C.
77 Main Street
Medway, MA 02053

Property Address:

93 Blackstone Street
Mendon, MA 01756

Do not write in this area:

QUITCLAIM DEED

STEVEN G. PELUSO and ELIZABETH A. PELUSO, Trustees of the Keon Realty Trust (recorded with the Suffolk County Registry of Deeds at Book 21106, Page 9 and see Trustees' Certificate recorded herewith), of Dedham, Massachusetts, for consideration paid, and in full consideration of ONE DOLLAR (\$1.00) grant to

REBECCA LAVELY, Trustee of the PELUSO IRREVOCABLE TRUST
dated December 1, 2022

Certificate of which is recorded herewith
having an address of:
25 Lee Terrace
Dedham, MA 02026

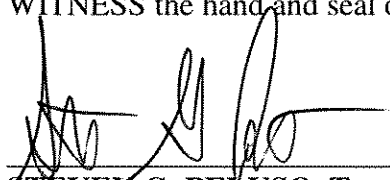
WITH QUITCLAIM COVENANTS

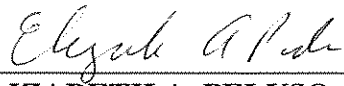
the land at **93 Blackstone Street, Mendon, Worcester County, Massachusetts**, together with any improvements thereon, described in Exhibit "A," attached hereto and made a part hereof.

The premises are conveyed subject to and with the benefit of all easements, restrictions, rights of way, takings, reservations, exceptions and covenants contained in all other instruments of record, to the extent the same have not previously been terminated or expired.

Meaning and intending to convey the same premises conveyed to the Grantors hereof by deed of Michael R. Wojnowski, Trustee of the MRW Realty Trust, dated September 8, 2017, and recorded with the Worcester County Registry of Deeds in Book 57707, Page 375.

WITNESS the hand and seal of the undersigned this 1st day of December, 2022.

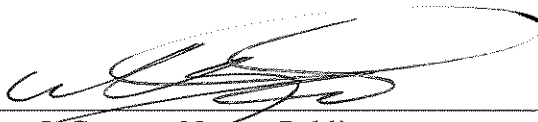

STEVEN G. PELUSO, Trustee


ELIZABETH A. PELUSO, Trustee

Commonwealth of Massachusetts

County of Norfolk, ss.

On this 1st day of December, 2022, before me, the undersigned notary public, personally appeared **STEVEN G. PELUSO** and **ELIZABETH A. PELUSO, Trustees** ☒ known to me / ☐ proved to me through satisfactory evidence of identification, which was ☐ current driver's license ☐ other valid photo ID or ID by another person with valid ID or known to me ☐ other: _____ to be the person(s) whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.


Marc J. Cusano, Notary Public
My commission expires: March 31, 2028

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description or an opinion on title.

From the Office of: **Borchers Trust Law Group, P.C.**
77 Main Street, Medway, MA 02053. Tel. (508) 803-1900. www.borcherslaw.com

EXHIBIT A

Property: 93 Blackstone

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;

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