

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
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Fee: \$.00 Cons: \$10.00

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

Property Address: 24 West Hill Road, Mendon, MA 01756

QUITCLAIM DEED

We, KATHLEEN CORBETT AND RUSSELL MANDELIK, Trustees of the Corbett Mandelik Living Trust, under a declaration of trust dated August 5, 2020, and any amendments thereto, and described in a trustee's certificate pursuant to M.G.L. ch. 134, sec. 35 and recorded with the Worcester Registry of Deeds at Book 63016, Page 344 and with a mailing address of 24 West Hill Road, Mendon, MA 01756 ("Trust"),

for consideration paid, and in full consideration of TEN DOLLARS (\$10.00) PAID and pursuant to a Separation Agreement dated April 11, 2025 (Worcester Probate & Family Court, Docket #WO24D1862DR)

grant to KATHLEEN CORBETT, individually, of 24 West Hill Road, Mendon, Massachusetts with **quitclaim covenants**, the following described premises:

The land in said Mendon with the buildings thereon situated on the southerly side of West Hill Road, bounded and described as follows:

Beginning at a corner of walls on the southerly side of West Hill Road at land now or formerly of Luke Aldrich;

Thence: North 71° 29' E. one hundred seventy-six and four hundredths (176.4) feet by the southerly side of West Hill Road to land now or formerly of Benjamin Davenport

Thence: South 41° 13' E. three hundred fifty-eight and ninety four hundredths (358.94) feet;

Thence: South 53° E. ninety-nine (99) feet;

Thence: South 2° W. ninety-nine (99) feet;

Thence: South 36° E. two hundred eighty-five and sixty-two hundredths (285.62) feet;

Thence: South 43° 20' E. two hundred eighty and five hundredths (280.05) feet;

The last five courses being by land now or formerly of Benjamin Davenport;

Thence: South 89° W. two hundred sixty-four (264) feet to land now or formerly of Luke Alrich;

Thence: North 36° W. nine hundred ninety (990) feet by a stone wall and by land now or formerly of Luke Aldrich to West Hill Road, being the point of beginning.

Grantors, Kathleen Corbett and Russell Mandelik, Trustees of the Corbett Mandelik Living Trust, hereby voluntarily releases any and all rights of homestead in and to the property to which the beneficiaries of the Trust may be entitled under the laws of the Commonwealth of Massachusetts.

For Grantors title see the deed recorded with said Registry in Book 63016, Page 346.

Witnesseth our hands and seals this 15th day of April, 2025.

Kathleen Corbett
Kathleen Corbett, Trustee

Russell Mandelik
Russell Mandelik, Trustee

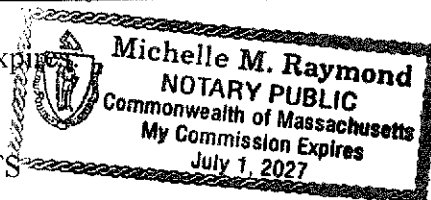
Worcester, ss

COMMONWEALTH OF MASSACHUSETTS

On this 15th day of April, 2025, before me, the undersigned notary public, personally appeared Kathleen Corbett, Trustee as aforesaid, proved to me through satisfactory evidence of identification, being (check whichever applies): Driver's License or other state or federal governmental document bearing a photographic image, Oath or Affirmation of a credible witness known to me who knows the above signatory, or ✓ My Own personal knowledge of the identity of the signatory, 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.

Notary Public:

My commission expires:



Worcester, ss

COMMONWEALTH OF MASSACHUSETTS

On this 15th day of April, 2025, before me, the undersigned notary public, personally appeared Russell Mandelik, Trustee as aforesaid, proved to me through satisfactory evidence of identification, being (check whichever applies): Driver's License or other state or federal governmental document bearing a photographic image, Oath or Affirmation of a credible witness known to me who knows the above signatory, or ✓ My Own personal knowledge of the identity of the signatory, 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.

Notary Public: Jerome V. Sweeney, III

My commission expires: 10/10/25