

# 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: 06/06/2025 11:15 AM  
Ctrl# 270089 05866 Doc# 00045661  
Fee: \$2,749.68 Cons: \$603,000.00  
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Worcester South District Registry of Deeds  
Kathryn A. Toomey, Register  
90 Front St  
Worcester, MA 01608  
(508) 368-7000

## QUITCLAIM DEED

I, Dean C. Gaskill, Trustee of the Gaskill Family Trust, under Declaration of Trust dated February 6, 2002, recorded with Worcester South District Registry of Deeds in Book 25933, Page 104 of Mendon, MA,

for consideration paid and in full consideration of Six Hundred Three Thousand and 00/100 Dollars (\$603,000.00),

grant to Kimberly C. Welby, individually, now of 15 Quisset Road, Mendon, MA 01756,

with Quitclaim Covenants,

A certain parcel of land with the buildings thereon situated on the westerly side of Quisset Road in Mendon, Worcester County, Massachusetts, shown as Lot 15 on plan entitled "PLAN OF LAND IN MENDON MA PREPARED FOR CARLTON A & JOY M GASKILL", dated September 8, 1997, scale: 1"=60', surveyed by Shea Engineering & Surveying Co. Inc., recorded with Worcester South District Registry of Deeds in Plan Book 722, Plan 87, to which plan reference is hereby made for a more particular description of said Lot 15.

Said Lot 15 contains 256,755 square feet (5.89 acres), according to said plan.

Grantors hereby release any and all rights of Homestead they may have in the premises and under the pains and penalties of perjury state that there are no other persons entitled to the protection of the Homestead Act for this property as set forth in M.G.L Chapter 188.

Being the same premises as described in deed dated February 6, 2002, and recorded with the Worcester South District Registry of Deeds in Book 25933, Page 118.

[SIGNATURE PAGE TO FOLLOW]

Property Address: 15 Quisset Road, Mendon, MA 01756

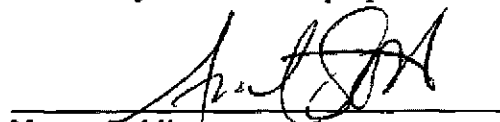
Witness my hand and seal on this 4th day of June, 2025

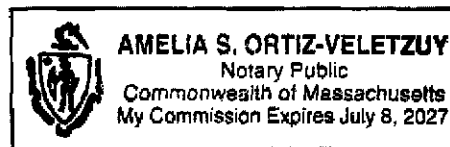
  
Dean C. Gaskill, Trustee

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

On this 4th day of June, 2025, before me, the undersigned notary public, personally appeared Dean C. Gaskill, proved to me through satisfactory evidence of identification, which was MA Driver's License, to be the person who signed the preceding or attached document in my presence, and who swore or affirmed under the pains and penalties of perjury to me that the contents of the document are truthful and accurate to the best of his knowledge and belief, and acknowledged to me that he signed it voluntarily for its stated purpose as Trustee of the Gaskill Family Trust.

  
Notary Public:  
My Commission Expires:



ATTEST: WORC Kathryn A. Toomey, Register