

# 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: 01/29/2026 11:25 AM  
Ctrl# Doc# 00007194  
Fee: \$.00 Cons: \$10.00  
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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

We, Gary R. Campbell and Judith P. Campbell, husband and wife, as tenants by the entirety, both of 103 Providence Street, Mendon, Massachusetts,

for consideration paid, in the amount of TEN 00/100 Dollars (U.S. \$10.00 Dollars)

grant to Gary R. Campbell and Judith P. Campbell as Trustees of the Campbell Living Trust, under a declaration of trust dated January 27, 2026, and any amendments thereto, and described in a trustee's certificate pursuant to M.G.L. ch. 184 sec. 35 and recorded with the Worcester Registry of Deeds herewith, and with a mailing address of 103 Providence Street, Mendon, Massachusetts 01756

with QUITCLAIM COVENANTS

The land in Mendon, Massachusetts, on the southwesterly side of Providence Road, as shown on a plan entitled "Plan of land in Mendon, Mass., property of Emile and Laurette Y. Cousineau," dated June 12, 1963, made by Schofield Brothers, Registered Land Surveyors, recorded in the Worcester District Registry of Deeds in Plan Book 275, Plan 54, bounded and described as follows:

BEGINNING at the northeasterly corner of the premises at a point in the southwesterly line of Providence Road, 502.23 feet southeasterly of a Worcester County Highway Bound in the westerly line of said Road;

THENCE S. 34' 12' 20" E. along the southwesterly line of said Road, 150.00 feet to a stake;

THENCE S. 55' 47' 40" W. 200.00 feet to a stake;

THENCE N. 34' 12' 20" W., 150.00 feet to a stake;

THENCE N. 55' 47' 40" E. 200.00 feet to a point of beginning; said last three courses being along land now or formerly Emile E. Cousineau and Laurette Y. Cousineau.

Containing 30,000 square feet of land, according to said Plan.

Said parcel is conveyed subject to the following permitted exceptions:

- 1) Right of way contained in a deed recorded in Book 968, Page 502.
- 2) Riparian rights, as they may exist, in a brook as stated in a deed, dated 6/21/91 and recorded in Book 13508, Page 375.

Property Address: 103 Providence Street, Mendon, Massachusetts 01756

3) Flowage and riparian rights have not been examined.

Meaning and intending to convey the property conveyed to the Grantors by Deed recorded with Worcester County Registry of Deeds at Book 20159, Page 159.

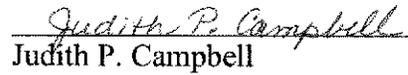
This deed is being executed for estate planning purposes. No title search nor title insurance was requested, performed or issued in connection with the preparation and/or execution of this document.

Property Address: 103 Providence Street, Mendon, Massachusetts 01756

*[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]*

Executed as a sealed instrument on January 27, 2026

  
\_\_\_\_\_  
Gary R. Campbell

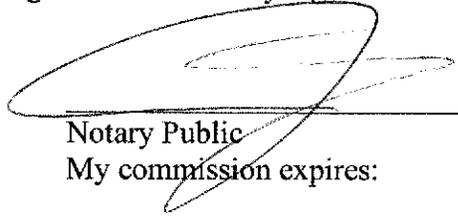
  
\_\_\_\_\_  
Judith P. Campbell

**Commonwealth of Massachusetts**  
County of Norfolk

On January 27, 2026, before me, the undersigned notary public, personally appeared Gary R. Campbell and Judith P. Campbell, proved to me through satisfactory evidence of identification, which were Massachusetts 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.



**JASON M. CARROZZA**  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
October 29, 2032

  
\_\_\_\_\_  
Notary Public  
My commission expires: