

# 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: 01/27/2025 03:54 PM  
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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

Property Address:  
174 Providence Street  
Mendon, MA

Grantee's Address:  
95 Crystal View Drive  
Pascoag, RI 02895

## QUITCLAIM DEED

M & A FAMILY REALTY, LCC, a Rhode Island Limited Liability Company with a usual place of business located at 95 Crystal View Drive, in the Town of Pascoag, State of Rhode Island, 02859, for consideration paid, and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS hereby grants to:

JASON MITCHELL and JAINE MITCHELL, a married couple, having an address of 95 Crystal View Drive, in the Town of Pascoag, State of Rhode Island 02959 as Tenants by the Entirety.

*with QUITCLAIM COVENANTS*

A certain parcel of land, together with the buildings located thereon, situated on the northeasterly side of Providence Road, a/k/a Providence Street in Mendon, Worcester County, Massachusetts, and being shown as Lot No. 1 on a plan of land entitled "Plan of Land in Mendon, Mass. Owned by Raymond E. and Bertha M. Thomas October 25, 1960 Scale: 1" = 40' Eastman and Corbett Inc. Civil Engineers Milford, Mass." and recorded in the Worcester District Registry of Deeds in Plan Book 276, Plan 110. The land is more particularly bounded and described as follows:

SOUTHWESTERLY by the northeasterly line of said Providence Road, 150.00 feet;

NORTHWESTERLY by Lot No. 2, as shown on said plan, 200.00 feet;

NORTHEASTERLY by land now or formerly of Bertha M. Thomas, 205.35 feet;

SOUTHEASTERLY by land now or formerly of Coutu, 201.80 feet.

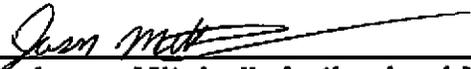
Being the same premises conveyed to Grantors by deed of Henry J. Lane, Personal Representative of the Estate of Mary E. Thompson (Worcester Probate and Family Court Docket NO. WO23P0694EA) dated June 26, 2024 and recorded June 27, 2024 in Book 70694 at Page 148 of the Worcester South District Registry of Deeds.

Grantors hereby release any and all rights of homestead in said premises and certify under the pains and penalties of perjury that there are no other persons entitled to protection of the Homestead Act.

The Real Estate hereby conveyed does not consist of all of the assets or substantially all of the assets of the Grantor.

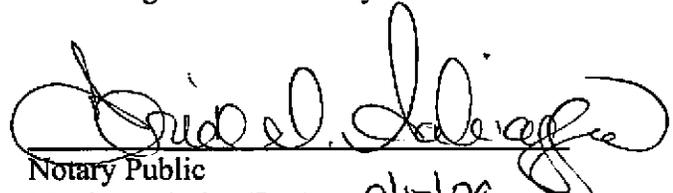
Witness our hands and seal this 27<sup>th</sup> day of January, 2025.

**M & A FAMILY REALTY, LLC**

  
By: **Jason Mitchell, Authorized Member**

**STATE OF RHODE ISLAND  
COUNTY OF PROVIDENCE**

On this 27<sup>th</sup> day of January, 2025, before me, the undersigned Notary Public, personally appeared JASON MITCHELL, Authorized Member of M & A FAMILY REALTY, LLC, and proved to me through satisfactory evidence of identification which was RI Drivers Lic, 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  
My Commission Expires: 9/17/28



ATTEST: WORC Kathryn A. Toomey, Register