

Worcester South District Registry of Deeds Electronically Recorded Document

This is the first page of the document – Do not remove

Recording Information

Document Number	: 15828
Document Type	: DEED
Recorded Date	: March 04, 2024
Recorded Time	: 03:38:40 PM
Recorded Book and Page	: 70253 / 54
Number of Pages(including cover sheet)	: 5
Receipt Number	: 1563164
Recording Fee (including excise)	: \$611.00

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 03/04/2024 03:38 PM
Ctrl# 257572 11071 Doc# 00015828
Fee: \$456.00 Cons: \$100,000.00

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

Property Address: 220 Millville Street, Mendon, MA 01756

QUITCLAIM DEED

I, Lisa Bourgeois, an unmarried woman, of Bedford, Massachusetts, as Trustee of the Stonewall Trust under Declaration of Trust dated July 17, 1993, and recorded with the Worcester District Registry of Deeds in Book 15443, Page 66,

in consideration of One Hundred Thousand and 00/100 (\$100,000.00) Dollars Paid

grant to Lobisser and Ferreira Construction Corp., a corporation organized and existing under the laws of the Commonwealth of Massachusetts with a business address of 1 Charlesview Road, Hopedale, MA 01747

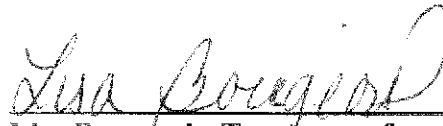
with Quitclaim Covenants

The land in the Town of Mendon, Worcester County, Massachusetts described as follows:

See Exhibit A attached hereto and made a part hereof

I, Lisa Bourgeois, Trustee of the Stonewall Trust, the Grantor named herein, voluntarily release any and all Homestead rights that I may have in said premises, if any, as set forth in M.G.L. Chapter 188 and state under the pains and penalties of that the property conveyed herein was not the owner occupied residence of the grantor as the trust beneficiaries of the grantor or trust beneficiaries' spouse or former spouse.

Witness my hand and seal this 26 day of February, 2024



Lisa Bourgeois, Trustee as aforesaid

COMMONWEALTH OF MASSACHUSETTS

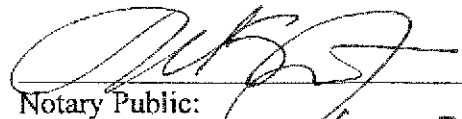
Middlesex, ss.

February 26, 2024

On this 26 day of February, 2024, before me, the undersigned Notary Public, personally appeared **Lisa Bourgeois Trustee of the Stonewall Trust under declaration of trust dated July 17, 1993**, proved to me through satisfactory evidence of identification, which was a Massachusetts Driver's License, 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 in her capacity as Trustee, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of her knowledge and belief.



INNA BREZHNEVA
Notary Public
Commonwealth of Massachusetts
My Commission Expires
March 11, 2027



Notary Public:

Comm. Exp.

March 11, 2027

EXHIBIT A

All my right, title and interest in the land in Millville (formerly known as Blackstone) and Mendon, Worcester County, Massachusetts, of the following description:

All such real property in Mendon and Blackstone (now Millville) of said county and state, as is described in the will of Stephen Tourtellot of Blackstone of said County and State, which will is filed in the Probate Court of Worcester County, Massachusetts, as follows: Series A, Case 59618, Stephen Tourtellot, filed July 26, 1855, allowed October 23, 1855, and recorded Book 95 Page 232; such other lands as are attached to the above described land and descended to Olive Alexander as heir of Stephen Legg; and three certain tracts of land, conveyed by Francis A. Walden of Mendon, Worcester County, Massachusetts, to Olive Alexander of Blackstone, Worcester County, Massachusetts, by warranty deed dated April 13, 1901, and therein described as follows: "three certain tracts of Meadow land, situated in the "Old Pine Swamp", so called in the northerly part of said Town of Blackstone, -

The first containing two thirds of an acre, further described and bounded as follows: Beginning at a stake at Adin B. Taft land at the northeast corner of the lot and thence running S. 6 Deg. W. 5.44 rods on said Adin B. Taft land to stake; thence on land formerly of Stephen T. Legg, S. 68 Deg. W., 20 rods to stake; then N. 6 Deg. W. 5.44 rods to stake at Staples & Hayward land; thence N. 68 Deg. E. 20 rods to point of beginning, and being the same premises described in a deed from Stephen T. Legg. dated September 14, 1866, and recorded with Worcester District Registry of Deeds Book 786, Page 84, together with the right of way therein conveyed, -

The second containing one acre, and further described as follows:

Beginning at the southwest corner of the lot at stake and stones at Stephen Legg land and thence running on said Legg land, N. 12 & ½ Deg. W.. 30 rods to stake and stones; thence N. 67 & ½ Deg. E., 5.4 rods to stake and stones; thence S. 12 & ½ Deg. E. 30 rods to stake and stones; thence S. 67 & ½ Deg. W., 5.4 rods to point of beginning, - the last three lines on Edward L. Staples, dated August 22, 1870, recorded with Worcester Registry of Deeds Book 857, Page 207 - but subject to fire restrictions therein contained, -

The third containing 152 square rods of land, be the same more or less, bounded and further described as follows:

Beginning at the northwest corner of the premises at stake and stones at Stephen T. Legg land and Samuel A. Walden land, and thence running N. 68 Deg. E. about 21.24 rods on said Samuel Walden land to stake at Horace A. Benson land; thence S. 6 Deg. E. 7.8 rods on said Benson land to first tract above described; thence 68 Deg. W. 16.72 rods on said first tract to stake and stones at said Legg land; thence N. 44 Deg. W., 7.88 rods to the point of beginning and being the same premises conveyed by deed of Edward L. Staples, dated September 17, 1877 and recorded with Worcester Registry of Deeds Book 1031, Page 512."

Said premises are also shown as:

The lot marked "MAP 178 LOT 220 LAURIE PAUL BOURGEOIS BOOK 12385 PAGE 16 AREA = 101,752± 2.35 ACRES" on a plan entitled "PLAN OF LAND PREPARED FOR LAURIE BOURGEOIS MILLVILLE ROAD (WORCESTER COUNTY) MENDON, MASSACHUSETTS" dated March 18, 2015, prepared by SDD Special Data & Design, 99 Main Street, Millbury, MA 01527. Said plan being recorded in Plan Book 912, Plan 34 and to which plan reference may be made for a more particular description of said lot.

Said lot contains 101,752 square feet, more or less or 2.35 acres according to said plan.

Meaning and intending to convey and hereby conveying a portion of the same property conveyed by deed of Laurie Paul Bourgeois dated July 26, 1993 and recorded at the Worcester District Registry of Deeds in Book 15443, Page 72.