



2023 00098978

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QUITCLAIM DEED

We, **William S. Baxter Jr.** and **Cheryl L. Baxter**, Husband and Wife, as Tenants by the Entirety, both of 41 Bellingham St., Mendon, Worcester County, MA 01756, for consideration paid in full and in full consideration paid of ONE DOLLAR (\$1.00), GRANT TO: the two initial co-trustees: **William S. Baxter Jr.** and **Cheryl L. Baxter**, both of 41 Bellingham St., Mendon, Worcester County, MA 01756, for and of and following the terms found therein throughout, to our grantor trust known as the **William S. Baxter Jr. & Cheryl L. Baxter Revocable Living Trust**, dated (11 / 15 /2023) and duly recorded in said Worcester County Registry of deeds following and under **Massachusetts General Laws chapter 184, sections sec.(5)(B), 184 sec.25, 34, 35, herewith,**

with *QUITCLAIM COVENANTS*,

A certain parcel of land together with the buildings thereon located on the southwesterly side of Bellingham Road, a public way in the Town of Mendon, County of Worcester, Massachusetts, said parcel of land being shown as Lot 1 on a plan of land entitled, "Plan of Land in Mendon, Mass., Property of Joseph Rosenfeld, Scale 1" = 40', June 11, 1973, Guerriere & Halnon, Inc., Engineering and Land Surveying, 85 South Bow Street, Milford, Mass., offices in Millis and Milford, Mass.", said plan filed in Worcester District Registry of Deeds, Plan Book 382, Plan 97, and bounded and described as follows:

Beginning at a fieldstone bound found on the southwesterly side of Bellingham Road, located at the northeasterly corner of Lot 1, as shown on said plan;

Thence South 55° 33' 05" West, bounded by land of Joseph L. Edelstein and James S. Ferrucci, 423.96 feet to a triple 12" maple, as shown on said plan;

Thence North 17° 20' 57" E., bounded by other land of grantors, 169.90 feet;

Thence North 46° 23' 06" East, bounded by Lot 2, 270.00 feet;

Thence South 43° 36' 54" East, bounded by said Bellingham Road 150.00 feet.

Trustee Address and Locus: 41 Bellingham St., Mendon, Worcester County, MA 01756
41 Bellingham Street, Mendon, MA is also known as 41 Bellingham Road, Mendon, MA .

For our title reference see the Recorded division of the Worcester County Registry of Deeds at **Book 53314, Page 286+**.

Return to: Attorney Herbert R. Rosen; 105 "R" Depot St., Suite #3, S. Easton, MA 02375

Witness our hands and seals as executed this 15th day of November, 2023.

[William S. Baxter Jr.] William S. Baxter Jr.

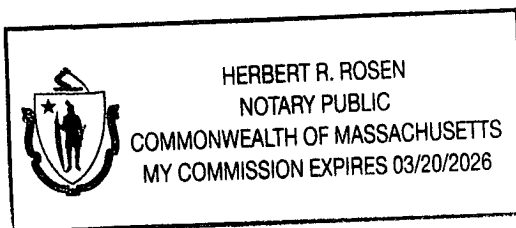
[Cheryl L. Baxter] Cheryl L. Baxter

COMMONWEALTH OF MASSACHUSETTS

Bristol County: ss

11 / 15 /2023

Then personally appeared William S. Baxter Jr. and Cheryl L. Baxter, and having presented themselves along with the positive forms of photography identification of: MA Driver License, thus proved to me through satisfactory evidence of identification, with the above-named William S. Baxter Jr. and Cheryl L. Baxter, acknowledging that they are of sound mind and capacity, that the foregoing instrument is of their free act and deed, voluntary and knowing, done under no duress, no constraints or undue influence, and who has sworn and affirmed to me that the contents of this document is truthful and accurate to the best of the declarant's knowledge and that they are at least 18 years of age, before me,



[Signature]
 Notary Public: Herbert R. Rosen
 My commission expires: 03/20/2026

Return to: Attorney Herbert R. Rosen; 105 "R" Depot St., Suite #3, S. Easton, MA 02375