



Bk: 71745 Pg: 277

Page: 1 of 2 03/17/2025 12:41 PM WD

QUITCLAIM DEED

We, **Donald G. Cook and Carol Ann Cook**, a married couple, of Mendon, Worcester County, Massachusetts, with a mailing address of 39 Bellingham Street, Mendon, MA 01756

for consideration paid, and in full consideration of ONE AND 00/100 DOLLARS (\$1.00) PAID

grant to Donald G. Cook and Carol Ann Cook, TRUSTEES of The 2025 Cook Family Revocable Trust u/d/t dated March 13, 2025, evidence of the Trust being the Trustee Certificate Pursuant to MGL c. 184, § 35 recorded herewith

of 39 Bellingham Street, Mendon, MA 01756

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 2 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 282, Plan 97, and bounded and described as follows:

BEGINNING at a point on the southwesterly side of Bellingham Road, said point being the northeasterly corner of the granted premises;

THENCE S. 46 degrees 23' 06" West, bounded by Lot #1, 270.00 feet;

THENCE N. 43 degrees 36' 54" West, bounded by Lot #7, 300.00 feet;

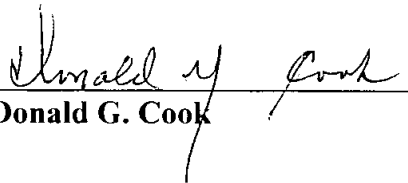
THENCE N. 46 degrees 23' 06" East, bounded by Lot #3, 270.00 feet;

THENCE S. 43 degrees 36' 54" East, bounded by said Bellingham Road, 150.00 feet to the point of beginning.

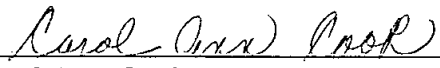
Said Lot 2 containing an area of 40,500 square feet, more or less, according to said plan.

For grantor's title, see deed recorded in the Worcester District Registry of Deeds on January 23, 1985 in Book 8538 Page 133.

Executed as a sealed instrument this **13th day of March, 2025**.



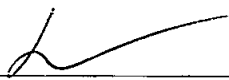
Donald G. Cook



Carol Ann Cook

Commonwealth of Massachusetts
Norfolk, ss.

On the **13th day of March, 2025**, before me, the undersigned notary public, personally appeared **Donald G. Cook and Carol Ann Cook**, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



Notary Public: Amy N. Azza
My Comm. Exp.: April 27, 2029

