



Bk: 72727 Pg: 279
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After Recording return to:
Gregg W. Consigli
56 Bellingham Street
Mendon, MA 01756

QUITCLAIM DEED

Gregg W. Consigli of Mendon, Massachusetts,

for consideration paid in the amount of Ten and 00/100 Dollars (\$10.00)

grants to Gregg Consigli and Sonnet Consigli as Trustees of the 2025 Consigli Family Revocable Trust, under a declaration of trust dated October 11, 2025 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 District Registry of Deeds herewith, and with a mailing address of 56 Bellingham Street, Mendon, MA 01756

with quitclaim covenants

Property Address: 56 Bellingham Street, Mendon, MA 01756

A certain parcel of land, with the buildings thereon, situated on the northeasterly side of Bellingham Road in Mendon, Worcester County, Massachusetts, and being shown as Lot No. 8 on plan entitled "Plan of Land in Mendon, MA, Property of Carboni Realty Trust, Scale 1" = 40', July 28, 1964 Schofield Brothers, Reg. Land Surveyors, 48 Park Street, Framingham, Massachusetts, 121 East Main Street, Milford, MA," said plan being filed with the Worcester District Registry of Deeds, Plan Book 283, Plan 28, and being more particularly bounded and described as follows:

Beginning at the southwesterly corner of the granted premises in the line of said Bellingham Road;

Thence running N. 23 degrees 47' 28" W., along said Bellingham Road, 120.0 feet to a point thence turning a radius of 30.00, a distance of 47.12 feet to a point in the southwesterly line of a proposed way;

Thence running N. 66 degrees 12' 32" E., 170.00 feet to a point;

Thence running S. 31 degrees 03' 18" E., 143.90 feet along land of Carboni Realty Trust to a point;

Thence running S. 64 degrees 17' 58" W. 217.70 feet to the point of beginning.

Containing 30,440 square feet as shown on said plan.

Grantors hereby release any and all rights of homestead they may have declared or acquired as to the above-described real estate, and under the pains and penalties of perjury they swear that they know of no other person entitled to homestead rights in the property being conveyed by this Deed.

For Grantor's title, see Deed recorded on March 1, 1999 in the Worcester District Registry of Deeds in Book 21096 Page 317.

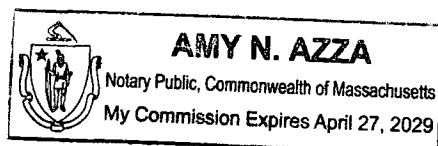
WITNESS my hand and seal this 11th day of October, 2025.

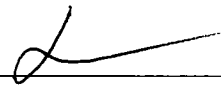

Gregg W. Consigli

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 11th day of October, 2025 before me, the undersigned notary public, personally appeared Gregg W. Consigli personally known to me, to be the person whose names are signed on the preceding or attached document and acknowledged to me that she signed it voluntarily for its stated purpose.




Amy N. Azza
Notary Public
My Commission Expires: April 27, 2029

ATTEST: WORC. Kathryn A. Toomey, Register