



2026 00013011

Bk: 73218 Pg: 158

Page: 1 of 5 02/19/2026 12:45 PM WD

Prepared by:
 Todd A. Gattoni
 Attorney At Law
 232 Main Street
 P.O. Box 94
 Milford, MA 01757
 (508) 473-2200

MASSACHUSETTS EXCISE TAX
 Worcester District ROD #20 001
 Date: 02/19/2026 12:45 PM
 Ctrl# 277358 06899 Doc# 00013011
 Fee: \$2,029.20 Cons: \$445,000.00

5 Pages

QUITCLAIM DEED

We, Paul Adams, being married, of Sutton, Massachusetts and Lorraine A. Adams, being married, of Louisville, Kentucky,

For consideration paid, and in full consideration of FOUR HUNDRED FORTY-FIVE THOUSAND AND 00/100 DOLLARS (\$445,000.00),

grants to Nicholas Merola and Alexa Rodrigues, both now of 31 Cemetery Street, Mendon, MA 01756, as Joint Tenants

with quitclaim covenants

Parcel 1

A certain parcel of land, including all buildings thereon, on the westerly and southwesterly side of Cemetery Street (f/k/a School Street) and northeasterly side of Providence Road, in Mendon, in the County of Worcester and Commonwealth of Massachusetts, bounded and described as follows:

Beginning at the intersection of said School Street with said Providence Road;

Thence: northeasterly, northerly and northwesterly by said School Street, about 490 feet to a point where the northwesterly boundary line of the granted premises extended intersects said School Street at land now or formerly of a Reginald S. Parker;

Thence: S. 63° 30' W. by said Parker land to a stone bound approximately on the southwesterly side of said School Street;

Thence: same course by other land of said Parker, 214 feet to a stone bound;

31 Cemetery Street, Mendon, MA

5

005

Thence: by same course and by other land of said Parker, 150 feet to a stone bound approximately on the northeasterly side of said Providence Road;
Thence: by same course and by other land of said Parker to said Providence Road;
Thence: southeasterly by said Providence Road about 195 feet to the point of beginning.

Subject to any easement of the public in said streets.

Said School Street is more commonly known as Cemetery Street.

Parcel 2

To the extent not included in the description of Parcel 1 above, this deed hereby also conveys the parcel of land situated on the easterly side of Providence Road and on the northerly side of Cemetery Street (f/k/a School Street) in Mendon, Worcester County, Massachusetts, bounded and described as follows:

Beginning at a point on the easterly side of Providence Road at the southwesterly corner of land now or formerly of Ashkins:

Thence: running southerly by said Providence Road, one hundred ninety-five (195) feet; more or less, to a point at the junction of said Providence Road and School Street;
Thence: turning and running easterly by said School Street, fifty (50) feet to a point;
Thence: turning and running Northerly in a line parallel with and fifty (50) feet distant from the easterly side line of said Providence Road, one hundred ninety-five (195) feet, more or less, to said land now or formerly of Ashkins; and
Thence: turning and running westerly by said land of Ashkins, fifty (50) feet to the point of beginning.

Or however otherwise said premises may be bounded or described and be all or any of said measurements or contents, more or less.

Said premises are conveyed subject to a Taking by Worcester County for the relocation of what is known as Providence Road, said taking being recorded with Worcester Country Registry of Deeds in Book 2431, Page 454.

Said premises are conveyed subject to rights of the public, if any, in the school house lot, so called, as set forth in and referred to in deed of George Fox Allen to Catherine Regina Seabury dated July 23, 1892, and recorded with said Deeds in Book 1389, Page 147.

Subject to and together with any and all covenants, restrictions, privileges, easements, conditions and rights of record if the same are still in force and applicable.

I, Paul Adams, state under the penalties of perjury that I am married and that my spouse and I have no rights of Homestead under M.G.L.c., 188 in and to the property being conveyed herein as the property conveyed by this deed is not our principal residence and that there are no other persons entitled to any rights of Homestead in and to the property being conveyed herein.

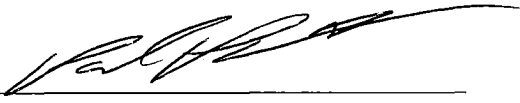
I, Lorraine A. Adams, state under the penalties of perjury that I am married and that my spouse and I have no rights of Homestead under M.G.L.c., 188 in and to the property being conveyed herein as the property conveyed by this deed is not our principal residence and that there are no other persons entitled to any rights of Homestead in and to the property being conveyed herein.

Meaning and intending to convey and hereby conveying the same premises conveyed by Deed recorded with the Worcester District Registry of Deeds in Book 38769, Page 324.

Property Address: 31 Cemetery Street, Mendon, MA 01756

REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK

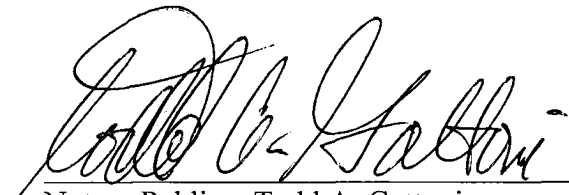
Witness my hand and seal, this 4th day of February, 2026.

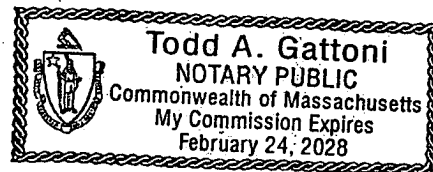

Paul Adams

COMMONWEALTH OF MASSACHUSETTS

County of Worcester

On this 4th day of February, 2026, before me, the undersigned notary public, personally appeared Paul Adams, and proved to me through satisfactory evidence of identification, being a U.S. Passport, to be the person whose name is signed on the preceding document (Quitclaim Deed), and acknowledged to me that he signed it voluntarily as his free act and deed for its stated purpose and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief.


Notary Public – Todd A. Gattoni
Commission Expires: February 24, 2028



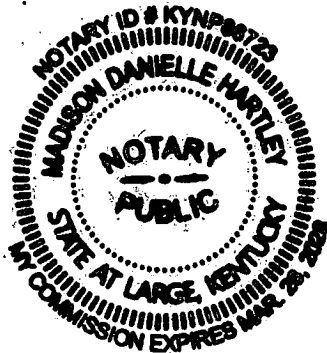
Witness my hand and seal, this 5th day of February, 2026.

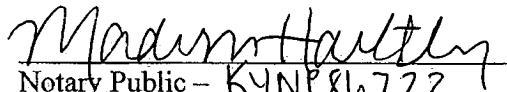

Lorraine A. Adams

STATE OF KENTUCKY

County of Jefferson

On this 5 day of February, 2026, before me, the undersigned notary public, personally appeared Lorraine A. Adams, and proved to me through satisfactory evidence of identification, being a Kentucky Driver's License, to be the person whose name is signed on the preceding document (Quitclaim Deed), and acknowledged to me that she signed it voluntarily as her free act and deed for its stated purpose 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.




Notary Public - KYNP86723
Commission Expires: 03/26/28