Worcester South District Registry of Deeds
Electronically Recorded Document

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

Recording Information

Document Number	: 42531
Document Type	: DEED
Recorded Date	: May 29, 2025
Recorded Time	: 11:22:36 AM
Recorded Book and Page	: 72044 / 84
Number of Pages(including cover sheet)	: 3
Receipt Number	: 1641248
Recording Fee (including excise)	: $155.00

****
MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 05/29/2025 11:22 AM
Ctrl# Doc# 00042531
Fee: $.00 Cons: $10.00
****

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

Property Address: 54 Millville Road, Mendon, MA 01756

QUITCLAIM DEED

I, **Gary J. Burnell, Individually**, of 54 Millville Road, Mendon, MA 01756, in consideration paid and in full consideration of ten dollars ($ 10.00) grant to **Gary J. Burnell as Trustee of the Burnell Family Revocable Trust Agreement dated** 23 **day of** May **, 2025**, of 54 Millville Road, Mendon, MA 01756 with *quitclaim covenants,*

That certain tract or parcel of land situated on the easterly side of Millville Road in Mendon, Worcester County, Massachusetts, and being shown as Lot 2 on a plan entitled "Plan of Land in Mendon, Mass. Property of James V. Parente Scale: 1", 40. February 26, 1973 Guerriere & Hanlon, Inc. Engineering and Land Surveying, 85 South Bow Street, Milford, Mass. Offices in Millis and Milford, Mass.", said plan filed with Worcester District Deeds, Plan Book 378, Plan 80. Said Lot 2 being bounded and described as follows, as shown on said Plan:

BEGINNING	at an iron pipe on the easterly side of said Millville Road, said pipe being 86.07 feet from a Worcester County Highway Bound and proceeding N. 06 degrees 23' 40" E. along said Millville Road, 150.00 feet to a point, as shown on said plan;
THENCE	N. 86 degrees 46' 24" E. along other land now or formerly of one Parente, 275.00 feet to a point, as shown on said plan;
THENCE	S. 03 degrees 13' 36" E. along said other land now or formerly of one Parente, 144.48 feet to land of Kenneth K. Kollet and Doris L. Kollet, as shown on said plan; and
THENCE	S. 84 degrees 36' 00" W. by land of said Kollet, 300.14 feet to the point of beginning, as shown on said plan.

Said lot 2 containing an area of 41,654 square feet, according to said plan.

Said premises are hereby conveyed subject to any rights regarding poles and wires of the Worcester Suburban Electric Company acquired under Deed to Edward N. Rinsley et al, dated July 6, 1934, recorded with said Deeds, Book 2634, Page 186.

BEING the same premises conveyed to the Grantor by deed recorded in Worcester Registry of Deeds on 05/02/2016 in Book 55269, Page 573.

Witness my hand and seal this 23 day of May, 2025.

Gary J. Burnell

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss. May, 23, 2025

On this 23 day of May, 2025, before me, the undersigned notary public, personally appeared, **Gary J. Burnell** proved to me through satisfactory evidence of identification, which were MA DL, to be the person whose name is signed above, and acknowledged to me that they signed it freely and voluntarily for its stated purpose and who swore or affirmed to me that the contents of this document are truthful and accurate to the best of their knowledge and belief.

Notary Public
My Commission Expires:

JEREMY A COHEN
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
January 12, 2029