Worcester South District Registry of Deeds
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MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
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Worcester South District Registry of Deeds
Kathryn A. Toomey, Register
90 Front St
Worcester, MA 01608
(508) 368-7000

Quitclaim Deed

I, Linda M. Coccola, f/k/a Linda C. Valianti, a married person, of 30 Neck Hill Road, Mendon Massachusetts,

for consideration paid, in the amount of TEN 00/100 Dollars (U.S. $10.00 Dollars)

grant to Linda M. Coccola as Trustee of the Coccola Living Trust, under a declaration of trust dated October 3, 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 County Registry of Deeds herewith, and with a mailing address of 30 Neck Hill Road, Mendon, Massachusetts 01756

with QUITCLAIM COVENANTS

A certain parcel of land with buildings thereon in Mendon, Worcester County, Massachusetts situated on the northerly side of Neck Hill Road and being Lot #2 on plan of land of Norman L. Cox, Mendon, mass., dated May 1, 1972, recorded with Worcester District Registry of Deeds, Plan Book 366, Plan 53, and to which plan reference may be made for a more particular description of said Lot 2.

Containing 41,264 square feet, more or less.

Meaning and intending to convey the property conveyed to the Grantor by Deed recorded with Worcester County Registry of Deeds at Book 29801, Page 172.

This deed is being executed for estate planning purposes. No title search nor title insurance was requested, performed or issued in connection with the preparation and/or execution of this document.

Property Address: 30 Neck Hill Road, Mendon, Massachusetts 01756

Property Address: 30 Neck Hill Road, Mendon, MA 01756

Executed as a sealed instrument on October 3, 2025

Linda M. Coccola, f/k/a Linda C. Valianti

Commonwealth of Massachusetts
County of Norfolk

On October 3, 2025, before me, the undersigned notary public, personally appeared Linda M. Coccola, f/k/a Linda C. Valianti proved to me through satisfactory evidence of identification, which was a Massachusetts driver's license to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Notary Public
My commission expires:

AMY M. ANTONELLIS
Notary Public
Commonwealth of Massachusetts
My Commission Expires
December 12, 2025