



2016 00137531

Bk: 56385 Pg: 267

Page: 1 of 3 11/30/2016 11:58 AM WD

Quitclaim Deed

THE TOWN OF MENDON, acting by and through its Board of Selectmen, a Massachusetts Municipal Corporation of 20 Main Street, Mendon, Worcester County, Massachusetts, for the purposes determined in a vote under Article 17 of the Mendon Special Town Meeting held on March 21, 2016,

in consideration of **TWENTY-FIVE THOUSAND, NINE HUNDRED DOLLARS AND 00/100 (\$25,900.00)**, paid

grant(s) to

PETER G. COFFIN, Individually, of 3 Old Sawmill Road, Mendon, MA 01756,

with *quitclaim covenants*

A certain parcel of land situated in Mendon, Worcester County, Massachusetts, on the northerly side of George Street, containing 76,719± S.F. and shown as "Lot 34A" on a plan entitled "Plan of Land 34 George Street Mendon, Mass. Date: November 15, 2016 Scale: 1" = 80' " by Guerriere & Halnon, Inc. to be recorded herewith.

For true copy of vote above referenced, see Deed recorded in Worcester South District Registry of Deeds in Book 55443, Page 223, premises being a portion of the land described in said Deed.

The Grantor is a town of the Commonwealth of Massachusetts and no deed excise tax stamps are required pursuant to Chapter 64D, Section 1 of the Massachusetts General Laws.

This conveyance is made subject to and with the benefit of all easements, restrictions and other matters of record to the extent the same are in force and applicable.

The Grantor reserves a 15' wide access easement containing an area of approximately 5,690 square feet being shown as "Access Easement" on the above-referenced plan for

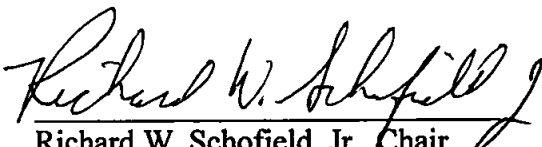
Property Address: 34 George Street, Mendon, MA 01756

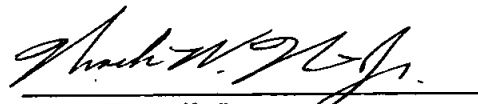
purposes of providing access, including to pass and repass by pedestrian or vehicular use, and to restore, repair and/or maintain said easement area.

This conveyance is made upon the conditions subsequent that (1) if a preservation restriction held by the Grantor, in compliance with Massachusetts General Laws Chapter 184, Sections 31 to 33 and affecting the said property, is not recorded in or within one (1) year from the date of this conveyance or (2) demolition by neglect or any failure by the Grantee to secure the existing dwelling on the said property ("Building") or to do or fail to do anything which would lead to further deterioration of the Building within the first two (2) months after the date of conveyance of the said property, including but not limited to a failure to make said Building structure structurally sound, secured, and weather tight, title to said property will automatically revert to the Grantor and the Grantees or their successors and assigns shall convey said property by quitclaim deed back to the Grantor.

Executed as a sealed instrument this 30 day of November, 2016.

**TOWN OF MENDON
BY ITS BOARD OF SELECTMEN:**


Richard W. Schofield, Jr., Chair


Mark W. Reil, Jr.

Christopher Burke

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

On this 30th day of November, 2016, before me, the undersigned notary public, personally appeared Richard W. Schofield, Jr., Mark W. Reil, Jr., and ~~Christopher Burke~~, proved to me through satisfactory evidence of identification, which were driver's license, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose as Members of the Board of Selectmen for the Town of Mendon.

Gail R Wellman, Notary Public

My Commission Expires: 7-6-23