



**QUIT CLAIM DEED**

I, Julie N. Coffin, formerly Julie A. Noonan, individually,

of 3 Old Sawmill Road, Mendon, MA 01756

being married, for consideration paid, and in full consideration of Less than One Hundred (\$100.00) Dollars

grant to Peter Coffin, individually,

of 3 Old Sawmill Road, Mendon, MA 01756

with *Quit Claim Covenants*

(description and encumbrances, if any)

of that certain parcel of land situated in Mendon in the County of Worcester and said Commonwealth bounded and described as follows:

Southerly by Maple Street one hundred twenty-eight and 81/100 (128.81) feet;  
Westerly by land now or formerly of Arthur J. Curley et al, four hundred sixty-six and 60/100 (466.60) feet;  
Northerly by land now or formerly of Anna Cogdon one hundred fifty-two and 1/100 (152.01) feet;  
Easterly by lands of sundry adjoining owners as shown on the plan hereinafter mentioned three hundred three and 39/100 (303.39) feet;  
Southerly sixty-six (66) feet; and  
Easterly one hundred sixty-six and 24/100 (166.24) feet by land now or formerly of Clement Greenhalgh et al.

All of said boundaries are determined by the Court to be located as shown of sub-division plan #18875-B drawn by P.H. Kitfield, C. E., dated December 20, 1949, as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed with Land Registration Certificate #4008.

Being Lot 1 on said plan.

The land hereby registered is subject to a right to use the well set forth in a deed given by Thomas b. Staples et al, to Henrietta L. Rhodes, dated September 12, 1900, duly recorded in Book 1664, Page 160.

For Grantor's title see deed to this grantor at the Worcester Registry of Deeds at <sup>Cert. #</sup> ~~Book~~ 13084 Page \_\_\_\_\_

Executed as a sealed instrument this 3<sup>rd</sup> day of February, 2004.

Julie N. Coffin, formerly Julie A. Noonan

**COMMONWEALTH OF MASSACHUSETTS**

Worcester, ss.

Then personally appeared the above named Julie A. Noonan and acknowledged the foregoing instrument to be her free act and deed, before me.

*February 3, 2004*  
  
Edmund L. [unclear] Notary Public  
My Commission Expires: 5-29-10

*seal*

**ATTEST: WORC. Anthony J. Vigliotti, Register**

property address: 31 Hastings Street, Mendon, MA 01756