



2018 00112178

Cert: 17930 Bk: 90 Pg: 130

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## QUITCLAIM DEED

I, PETER COFFIN, having an address of 3 Old Sawmill Road, Mendon, Massachusetts 01756 ("Grantor")

For consideration paid and in full consideration of LESS THAN ONE HUNDRED AND 00/100 (\$100.00) DOLLARS

Grant to PETER COFFIN and JULIE N. COFFIN, husband and wife as tenants by the entirety, having an address of 3 Old Sawmill Road, Mendon, Massachusetts 01756 ("Grantee")

### WITH QUITCLAIM COVENANTS:

A certain parcel of land situated in Mendon in the County of Worcester and the Commonwealth of Massachusetts, 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, 1990, duly recorded in Book 1664, Page 160.

The undersigned warrants that the aforementioned property is commercial land so there are no homestead rights to said property.

For title of Grantor see Deed dated February 3, 2004 and filed with the Registered Land Division of the Worcester South District Registry of Deeds as Document Number 83730 and noted on Certificate of Title No.15120.

31 HASTINGS ST. MENDON

WITNESS my hand and seal this 3<sup>rd</sup> day of April, 2018.

  
PETER COFFIN

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, ss

On this 3 day of April, 2018, before me, the undersigned notary public, personally appeared PETER COFFIN, proved to me through satisfactory evidence of identification, which was a valid driver's license, to be the person whose name is signed on the within document, and acknowledged that he signed it voluntarily for its stated purpose.

  
Notary Public:

My Commission Expires: Feb. 12, 2021