

Worcester South District Registry of Deeds Electronically Recorded Document

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Recording Information

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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) 798-7717

(Page 1 of 3)

Please return to:
Gilmore, Rees & Carlson, PC
70 Walnut Street, 4th Floor
Wellesley, MA 02481

QUITCLAIM DEED

I, SHARON A. COLLINS, a widow, of Mendon, Massachusetts,

For consideration paid of less than One Hundred and 00/100 (\$100.00) Dollars,

Grant to SHARON A. COLLINS, as sole Trustee of the SHARON A. COLLINS REVOCABLE TRUST dated March 24, 2010 (See Certificate of Trust pursuant to M.G.L. c. 184 §35 dated August 9, 2021 and recorded herewith), with a mailing address of 38 Maple Street, Mendon, Massachusetts 01756,

WITH QUITCLAIM COVENANTS:

A certain parcel of land with the buildings thereon and all the privileges and appurtenances thereto belonging: situated on the southerly side of Maple Street and the easterly side of Emerson Street, in Mendon, Worcester County, and being more particularly bounded and described as follows:

Beginning at the northwesterly corner of the premises at the corner of Maple and Emerson Streets;

- THENCE N. 87° 45' E. by the southerly line of Maple Street to land now or formerly of Edward T. Whiting et ux;
- THENCE Southerly by last mentioned land to land now or formerly of Lyman E. Wheeler;
- THENCE S. 80° W. by last mentioned land 211.68 feet, more or less, to the northeasterly line of Emerson Street;
- THENCE N. 40° W., 134.64 feet;
- THENCE N. 33° 30' W., 167.64 feet;
- THENCE N. 2° 30' W., 85.14 feet, more or less, to the point of beginning; the last three lines bounding on the easterly lines of Emerson Street.

Property Address: 38 Maple Street, Mendon, Massachusetts 01756

Said Premises are conveyed subject to and with the benefit of a Town of Mendon Planning Board Special Permit Decision dated January 23, 2020 and recorded with the Worcester District Registry of Deeds in Book 61939, Page 379.

Said Premises are conveyed subject to and with the benefit of a Town of Mendon Zoning Board of Appeals Variance dated January 23, 2020 and recorded with the Worcester District Registry of Deeds in Book 62949, Page 104.

NO TITLE SEARCH WAS PERFORMED IN CONNECTION WITH THIS TRANSFER.

For the Grantor's title, see Deed of Henry F. Corcoran, et ux dated July 15, 1976 and recorded with the Worcester District Registry of Deeds in Book 5983, Page 110. John A. Collins, Jr. having died on January 21, 2018 (See Death Certificate recorded with the Worcester District Registry of Deeds in Book 59894, Page 75).

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WITNESS my hand and seal this 9 day of August, 2021.

Sharon A. Collins
SHARON A. COLLINS

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss

On this 9 day of August, 2021, before me, the undersigned notary public, personally appeared the aforementioned SHARON A. COLLINS, proved to me through satisfactory evidence of identification, which was MADL, to be the person whose name is signed on the within document and acknowledged the foregoing instrument to be her free act and deed.

Carolyn R. Rodgers
Notary Public Carolyn R. Rodgers
My Commission Expires: 04/08/2027



CAROLYN R. RODGERS
Notary Public
Commonwealth of Massachusetts
My Commission Expires April 8, 2027

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