

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
Date: 06/27/2025 03:09 PM
Ctrl# 270856 21565 Doc# 00052995
Fee: \$2,394.00 Cons: \$525,000.00

Worcester South District Registry of Deeds
Kathryn A. Toomey, Register
90 Front St
Worcester, MA 01608
(508) 368-7000

Property Address: 146 Millville Road, Mendon, MA 01756

QUITCLAIM DEED

Douglas E. Coburn and Maureen F. Coburn, married to each other, of Mendon, Massachusetts

for consideration paid and in full consideration of Five Hundred Twenty-Five Thousand and 00/100 (\$525,000.00) Dollars

grant to **Adam J. Rebello and Guinevere L. Rebello, Husband and Wife, as Tenants by the Entirety**, now 146 Millville Road, Mendon, MA 01756

With QUITCLAIM COVENANTS,

A certain lot of land, with the buildings thereon, situated in Mendon, Worcester County, Massachusetts, bounded and described as follows, viz:

Beginning at a stake in the corner of the wall at the northwest corner of the premises on the east side of the road leading from Mendon to Millville;

THENCE easterly by and with the wall to a corner of wall;

THENCE southerly by and with the wall to a corner of a wall;

THENCE westerly by and with the wall and fence to said road;

THENCE northerly by and with said road to the place of beginning. The first three lines bound on land now or formerly of Robert Brown. Containing half an acre, more or less. Together with the privilege of drawing water from the well in the lot south of the premises hereby conveyed.

Also another parcel of land, being all the premises described in a deed of Robert Brown to William Smith, dated January 5, 1900 and recorded with Worcester District Registry of Deeds, Book 1639 Page 263 and bounded and described in said deed as follows:

“A certain tract of land situated in said Mendon on the easterly side of the road leading from Albeeville to Chestnut Hill and described as follows:

Beginning at the southwesterly corner of the premises on said road;

THENCE easterly about eleven rods and bounded southeasterly by said grantor's land;

THENCE northerly about fifteen rods and bounded easterly by said grantor's land;

THENCE westerly about ten rods and bounded easterly by said grantor's land;

THENCE westerly about ten rods, and bounded northerly by land of Marcens Daniels, now or formerly;

THENCE northerly about ten rods to the road and bounded easterly by said Daniels land;

THENCE westerly one and one-half rods on the road to the place of beginning, and bounded northerly by said road, containing one acre thirty square rods more or less:

The above described premises are conveyed subject to a taking by the County of Worcester for the relocation of Millville Road under instrument dated April 24, 1937 recorded in Book 2703 Page 168.

Grantors release any and all rights of Homestead in the property and swear under the pains and penalties of perjury that no other individual is entitled to a right of Homestead in the property.

Being the same premises conveyed to Grantors by Deed recorded with the Worcester District Registry of Deeds in Book 11075 Page 72.

Witness our hands and seals this 23rd day of June, 2025.

Douglas E. Coburn
Douglas E. Coburn

Maureen F. Coburn
Maureen F. Coburn

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

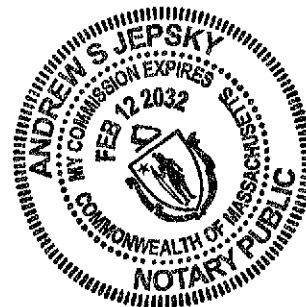
June 23, 2025

On this 23rd day of June, 2025, before me, the undersigned notary public, personally appeared Douglas E. Coburn and Maureen F. Coburn, proved to me through satisfactory evidence of identification, which were MA Driver's Licenses, 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.

[Signature]

, Notary Public

My Commission Expires:



ATTEST: WORC Kathryn A. Toomey, Register