

We, Ralph W. Coffin, Jr. and Estella D. Coffin, husband and wife,
 both
 of Mendon, Worcester County, Massachusetts,
~~being~~ married, for consideration paid, grant to First Parish (Unitarian) of Mendon,
 a Religious Corporation duly organized by law,
 of said Mendon with quitclaim covenants
~~the~~

A certain parcel of land situated off the westerly side of Elm Street, in said Mendon and being adjacent to part of the north-westerly boundary line of the grantee other land and being shown as Lot "B" on "Plan of Land of Ralph W. Coffin, Jr. et ux in Mendon, Mass. Sept. 1956, Scale 1" = 40' Eastman and Corbett Inc., Civil Engineers, Milford, Mass." recorded and filed in Worcester District Registry of Deeds, Plan Book 221, Plan 83, and consisting of 3,887 square feet and bounded and described on said Plan as follows:-

Beginning at the southwest corner of the granted premises at a point which is located 99.59 feet northwesterly from a drill hole at the northeast corner of land of one Austin; thence N. 13° 15' 57" W. 35.00 feet to an iron pipe at land conveyed to Lowell Realty Trust; thence N. 75° 50' 52" E. by said Lowell Realty Trust land 110.31 feet to an iron pipe at land of DiLegge; thence S. 17° 15' 13" E., along said DiLegge land, 35.00 feet to other land of the grantee; thence S. 75° 41' 32" W., along grantee's land, 111.78 feet to the point of beginning.

Said granted premises being a part of the premises conveyed by the Milford Co-operative Bank to Ralph W. Coffin, Annie B. Coffin and Ralph W. Coffin, Jr. by deed dated January 18, 1937 and recorded in Worcester District Registry of Deeds Book 2687, Page 271.

For our title see deed of Ruth P. Granholm to Ralph W. Coffin and Annie B. Coffin dated August 25, 1948, and recorded in said Registry, Book 3143, Page 177 (one-half interest), and deed of Ruth P. Granholm to Ralph W. Coffin, Jr. and Estella D. Coffin dated August 25, 1948, and recorded in said Registry, Book 3143, Page 173 (one-half interest), the said granted premises being a part of the second parcel in said deed. Also see probate of the estate of Ralph W. Coffin, Worcester Probate Court Docket No. 201025.


~~husband and wife of said grantee~~

Consideration is such that no federal or state documentary stamps are required.

~~release to said grantee all rights of recovery by the mortgagee of the premises and the proceeds therefrom~~

Witness our hands and seals this 18th day of September 1962

Ralph W. Coffin
Estella D. Coffin



The Commonwealth of Massachusetts

Worcester, ss. September 18 1962

Then personally appeared the above named Ralph W. Coffin, Jr. and Estella D. Coffin

and acknowledged the foregoing instrument to be their free act and deed, before me

William A. Murray, Jr.
 WILLIAM A. MURRAY, JR. Notary Public
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My commission expires March 29, 1969

Recorded Sept. 19, 1962 at 1h. 17m. P. M.