

# 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: 12/09/2020 10:52 AM  
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 Fee: \$.00 Cons: \$100.00  
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Worcester South District Registry of Deeds  
 Kathryn A. Toomey, Register  
 90 Front St  
 Worcester, MA 01608  
 (508) 798-7717

LOCUS: 12 Providence Street, Mendon, MA 01756

**QUITCLAIM DEED**

I **JASON A. COXALL,**

of Mendon, MA

in consideration of LESS THAN ONE HUNDRED DOLLARS

grant to **JASON A. COXALL and JULIE B. BLACKBURN**, husband and wife as tenants by the entirety, both of 12 Providence Street, Mendon, MA

with *QUITCLAIM COVENANTS*

The land in Mendon, Worcester County, Massachusetts, as follows:

**FIRST PARCEL:** All the same premises conveyed by deed of James F. Keefe et ux to Thomas F. Perna et ux, dated October 9, 1957 and recorded with Worcester District Registry of Deeds, Book 3900, Page 344 and bounded and described in said deed as follows:

“A certain tract or parcel of land, with the buildings thereon, situated on the easterly side of Providence Street and the westerly side of Gaskill Street in said Mendon, and being more particularly bounded and described as follows:

Beginning at an iron pipe to the southwesterly corner of the granted premises and at the easterly side of said Providence Street, thence in an easterly direction and bounded southerly by land of one Gaskill to an iron pipe on the westerly side of said Gaskill Street; thence in a northerly direction and bounded easterly by said Gaskill Street 65 feet to an iron pipe in an old wall; thence in a northerly direction and bounded easterly by said Gaskill Street to an iron pipe located 100 feet, more or less, southerly from an iron pipe in Willow Brook; thence in a westerly direction and bounded northerly by remaining land of the grantors to an iron pipe in the easterly line of said Providence Street, which iron pipe is located 100 feet, more or less, southerly from an iron pipe in Willow Brook; thence in a southerly direction and bounded westerly by said Providence Street, 150 feet to an iron pipe in the line of an old wall; and thence in a southerly direction and bounded westerly by said Providence Street 125 feet to the point of beginning.”

Together with the right to use, maintain, repair and replace the drain extending northwesterly from the northerly corner of the house on the above described premises to a point in the aforesaid brook distant 174 feet easterly from the easterly face of the easterly abutment at Providence Street.

**SECOND PARCEL:** All the same premises conveyed by James F. Keefe et ux to Thomas F. Perna et ux by deed dated April 13, 1966 and recorded with Worcester District Registry of Deeds in Book 4662, Page 15, and bounded and described as follows:

“A certain tract or parcel of land situated on the easterly side of Providence Street and the westerly side of Gaskill Street in Mendon, Worcester County, Massachusetts, and being more particularly bounded and described as follows, to wit:

Beginning at an iron pipe on the easterly side of said Providence Street at Willow Brook so-called:

THENCE southerly along said Street, 100.00 feet more or less to an iron pipe at land of these grantees;

THENCE easterly by said grantees' other land to an iron pipe at said Gaskill Street;

THENCE northerly by said Gaskill Street, 100.00 feet more or less to said Willow Brook; and

THENCE westerly by said Willow Brook to the iron pipe at the point of beginning.”

Said premises are conveyed subject to the right to use, maintain, repair and replace the drain granted in deed recorded with said Deeds at Book 3900, Page 344.

**EXCEPTING THEREFROM:**

- (1) Deed from Thomas F. Perna et ux to John A. Lindfelt et ux, dated February 4, 1982 recorded with Worcester Registry of Deeds, Book 7411, Page 271.
- (2) Deed from Thomas F. Perna et ux to David G. Barlow et al dated January 24, 1983, recorded with said Deeds at Book 7865, Page 166.

Being all and the same premises conveyed in Deed recorded in said Worcester District Registry of Deeds in Book 39871, Page 114.

*[remainder of this page left blank intentionally]*

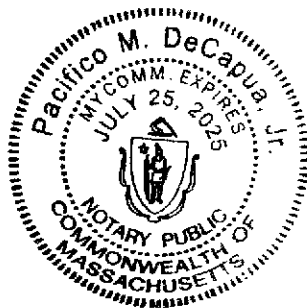
Executed as a sealed instrument this 8<sup>th</sup> day of December, 2020.

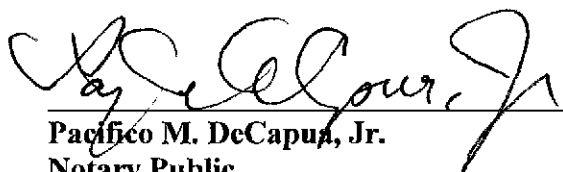
  
\_\_\_\_\_  
Jason A. Coxall

**Commonwealth of Massachusetts**

**Worcester, ss:**

On this 8<sup>th</sup> day of December, 2020 before me, the undersigned notary public, personally appeared Jason A. Coxall, proved to me through satisfactory evidence of identification, which were  Driver's License,  State ID,  Passport,  Other Government Issued ID,  Other, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.



  
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**Pacifico M. DeCapua, Jr.**  
**Notary Public**  
My Commission Expires: July 25, 2025