



2020 00136067

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## MASSACHUSETTS QUITCLAIM DEED

**I, DONNA R. COTE**, Personal Representative of the Estate of Janyce-Ann Mathewson Worcester Probate Court Docket # WO20P1481EA under power of sale in the Will of Janyce-Ann Mathewson, for consideration paid and in full consideration of **ONE DOLLAR (\$1.00) and 00/100<sup>ths</sup>**;

grant to **DONNA R. COTE** and **JESSICA E. SMITH**, of 13 Hartford Avenue West, Mendon, Worcester County, Massachusetts, as joint tenants;

with **QUITCLAIM COVENANTS**

A certain tract of land with the buildings thereon, situated on the westerly part of Mendon, Worcester County, Massachusetts, on the easterly side of the Old Turnpike Road, so-called, bounded and described as follows, to wit:-

Beginning at the corner of the wall on said road and easterly from the intersection of the Uxbridge Road and said Old Turnpike, thence on the wall N. 23° E. 18 rods to the end of the wall; thence N. 38° E. to a marked poplar tree at the southerly corner of Dexter land, so-called; thence N. 40 ½° W. 20 rods; thence S. 38° W. to the end of the wall by the swamp; thence on said wall S. 25° W. 16 ½ rods to the first mentioned road; and thence southeasterly on said road to the place of beginning. Containing 7 ¼ acres more or less.

Also one tract of land on the southerly side of said Old Turnpike Road, so-called, bounded and described as follows, to wit:-

Beginning at a heap of stones on the west side of the Pound, thence southeasterly on said road to the northwesterly side of the Uxbridge Road; thence southwesterly on said Uxbridge Road to the end of the short wall and land formerly of Perry Wood; thence northerly on said land formerly of Perry Wood to the place of beginning. Containing 7 acres, more or less.

Excepting from the above described parcels of land those premises conveyed to Irene M. Dalton by deed of John V. Saunders dated May 8, 1923, and recorded with Worcester District Deeds, Book 2308, Page 278 and Deed of James A. Mathewson et al., dated March 28, 1934 and recorded with said Deeds, Book 2606, Page 105; and also those premises conveyed to Viola (I) Nutall by deeds of John V. Saunders et al., dated June 14, 1926 and May 21, 1937 and recorded with said Deeds, Book 2407, Page 22, and Book 2437, Page 74 respectively; also those premises conveyed to Willard P. Mathewson, Jr. et ux. by deed of James A. Mathewson et al., dated June 11, 1947, and recorded with said Deeds, Book 3063, Page 90; also those premises conveyed to Clifford E. Mathewson et ux. by Deed of James A. Mathewson et al., dated May 26, 1949, and recorded with said

**RETURN TO: Christine H. Burke, Esq.**  
77 Main Street  
Hopkinton, MA 01748

LOCUS: 13 Hartford Avenue West, Mendon, MA


Deeds, Book 3190, Page 50; and also those premises conveyed to Ruth H. Carlson, by Deed of James A. Mathewson et al, dated January 12, 1973 and recorded with said Deeds, Book 5301, Page 374.

The Grantor, under oath and subject to the pains and penalties of perjury, does hereby depose, state, and certify that (1) she releases all rights of Homestead in the subject realty, (2) that no spouse, no non-owner spouse, former spouse, or any other person resides in the home, and (3) at the time of delivery of this deed, no spouse, former spouse, or any other person is entitled to claim the benefit of an existing estate of homestead.

NO TITLE SEARCH WAS PERFORMED IN CONNECTION WITH THIS CONVEYANCE.

For Grantor's title see deed of Janyce-Ann Mathewson, Executrix of the Estate of William H. Archibald to Janyce-Ann Mathewson, individually dated October 11, 2005 and recorded with said Deeds at Book 37582, Page 330.

**WITNESS** my hand and seal this 28<sup>th</sup> day of October, 2020.

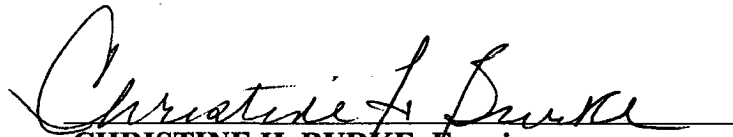
  
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**DONNA R. COTE**, Personal Representative of the Estate of Janyce-Ann Mathewson

**COMMONWEALTH OF MASSACHUSETTS**

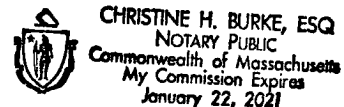
**WORCESTER, SS.**

**October 28, 2020**

On this 28<sup>th</sup> day of October 2020, before me, the undersigned notary public, personally appeared DONNA R. COTE, Personal Representative proved to me through satisfactory evidence of identification, which was her Massachusetts Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of her knowledge and belief.

  
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**CHRISTINE H. BURKE, Esquire**  
Notary Public  
My Commission Expires:  
January 22, 2021

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Hopkinton, MA 01748



ATTEST: WORC. Kathryn A. Toomey, Register