

# 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: 12/22/2020 02:40 PM  
Ctrl# Doc# 00160216  
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

## QUITCLAIM DEED

We, **Donna R. Cote and Jessica E. Smith**, both of Mendon, Massachusetts, Massachusetts for consideration paid, and in full consideration of Less Than One Hundred and 00/100 (\$100.00) Dollars, grant to **J-MAT Realty, LLC** a Massachusetts limited liability company with a principal place of business located at 8 Hartford Ave. West, Mendon, Massachusetts,

*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) Nuttall by deeds of John V. Saunders et

Property Address: 13 Hartford Ave West Mendon, Massachusetts

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 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.

This conveyance is made subject to and with the benefit of all restrictions, easements, rights, agreements, and stipulations of record, if any there be, insofar as the same are now in force and applicable.

NO TITLE SEARCH WAS PERFORMED IN CONNECTION WITH THIS CONVEYANCE.

For Grantor's title see deed dated October 28, 2020 and recorded with the Worcester District Registry of Deeds in Book 63700 Page 332

Witness our hands and seals this 21 day of December 2020.

Donna R. Cote  
Donna R. Cote

Jessica E. Smith  
Jessica E. Smith

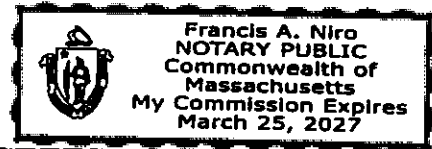
**COMMONWEALTH OF MASSACHUSETTS**

County of Worcester

On this 21 day of December 2020, before me, the undersigned notary public, personally appeared Donna R. Cote, proved to me through satisfactory evidence of identification, which was a 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 as her free act and deed.

[Signature]  
Notary Public

My commission expires:



**COMMONWEALTH OF MASSACHUSETTS**

County of Worcester

On this 21 day of December 2020, before me, the undersigned notary public, personally appeared Jessica E. Smith, proved to me through satisfactory evidence of identification, which was a 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 as her free act and deed.

[Signature]  
Notary Public

My commission expires:

