



Quitclaim Deed

I, **ETHEL J. COBURN**, of Mendon, Worcester County, Massachusetts

in consideration of **LESS THAN ONE HUNDRED DOLLARS (\$100.00)**, paid

grant(s) to **DOUGLAS E. COBURN** of 146 Millville Street, Mendon, Massachusetts 01756

with **quitclaim** covenants

TRACT ONE:

a certain tract or parcel of land, with the buildings thereon, situated on Hartford Avenue West, also known as Hartford Avenue, in Mendon, Worcester County, Massachusetts, and shown on plan of land entitled "Plan of Land of Edmund Yanski, Mendon, Mass., Oct. 18, 1945, Scale 1"-20' Eastman and Corbett, Inc., Civil Engineers, Milford, Mass." filed with Worcester District Registry of Deeds, Plan Book 137, Plan 55, bounded and described as follows:

- COMMENCING at a drill hole in a stone at the northeasterly corner of the granted premises and;
- THENCE running southwesterly 220 feet, more or less, to Hartford Avenue by Old Cart Road as shown on said plan;
- THENCE northwesterly along Hartford Avenue 94.75 feet to a stake at land of one Mathewson;
- THENCE northeasterly 93.27 feet by said Mathewson land to a stake;
- THENCE northwesterly 95.97 feet by said Mathewson land and other land of said Yanski to a stake;
- THENCE northeasterly 75.3 feet to a stake;
- THENCE southeasterly 219 feet, more or less, by land entitled "Swamp" on said plan to a drill hole in a stone at the point of beginning.

Said premises are conveyed subject to rights, if any, of New England Power Co., as recited in deed of Caroline A. R. Gaskill et al to New England Power Co. dated August 16, 1924, recorded in said Deeds Book 2344, Page 178.

Property address: 17 Hartford Ave. West, Mendon, Ma.

PS
(3 PAGES)

Hold:
Consigli and Brucke, P.C.
Milford, Mass 01757

There is excepted from said Tract One those premises being described as Parcel 3 on a plan recorded in Worcester District Registry of Deeds Plan Book 340, Plan 111 and being more particularly bounded and described in a deed from Donald E. Coburn and Ethel J. Coburn to Herbert H. Mathewson and Rita M. Mathewson dated October 19, 1970 recorded in Worcester District Registry of Deeds Book 5069, Page 76.

For title to Tract One, see Deed of Viola White to Donald E. Coburn and Ethel J. Coburn dated October 8, 1956 recorded in said Deeds Book 3812, Page 577.

TRACT TWO:

A certain tract or parcel of land situated on the northerly side of Hartford Avenue West in Mendon, Worcester County, Massachusetts, and being more particularly bounded and described as follows:

BEGINNING	at a point on the northerly side of said Hartford Avenue West at land of the grantees
THENCE	N. 11° 40' 20" E., 93.27 feet by said grantee's land to an iron pipe;
THENCE	N. 71° 46' 40" W., 15.23 feet by said grantee's land to an iron pipe at other land of the grantor;
THENCE	S. 02° 24' 20" W., 96.23 feet by said grantor's other land to an iron pipe at the northerly side of said Avenue; and
THENCE	S. 68° 06' 40" E., 1.37 feet by the northerly side of said Avenue to the place of beginning.

Being Parcel 5 on a plan of Land in Mendon, Mass. dated March 4, 1970 by John R. Andrews Jr. Surveyor, filed in Plan Book 340, Plan 111.

For title to Tract Two, see Deed of Herbert H. Mathewson and Rita M. Mathewson to Donald E. Coburn and Ethel J. Coburn dated October 19, 1970 recorded in said Deeds Book 5069, Page 77.

The said Donald E. Coburn died a resident of Mendon, Massachusetts on January 29, 1986. See Worcester County Probate Court Case No. 86-PVO52-V1.

THIS INSTRUMENT DOES NOT CREATE ANY NEW BOUNDARIES.

Executed as a sealed instrument this 9th day of May, 2005.

Ethel J. Coburn
ETHEL J. COBURN

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

On this 9th day of May, 2005, before me, the undersigned notary public, personally appeared ETHEL J. COBURN and proved to me through satisfactory evidence of identification, which were Commonwealth of Massachusetts driver's license photo identification(s), to be the person(s) whose name(s) is (are) signed on the preceding or attached document(s), and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

Judith C. Brogioli

Judith C. Brogioli

Notary Public

My commission expires: 03-06-09

T.N.E.

ATTEST: WORC. Anthony J. Vigliotti, Register