



2016 00048983

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QUITCLAIM DEED

We, Peter G. Coffin and Julie A. Coffin, a married couple of Mendon, Worcester County, Massachusetts,

For consideration paid of less than One Hundred (\$100.00) Dollars,

Grant to Eric T. Torey, individually with a usual mailing address of 45 Hartford Avenue West, Mendon, MA 01576

WITH QUITCLAIM COVENANTS

A certain parcel of land in located Mendon, Worcester County, Massachusetts situated on Old Saw Mill Road and designated as Parcel A on a plan of land entitled "Subdivision Plan of Land Old Saw Mill Road, Mendon Massachusetts" drawn by Spatial Data & Design, dated October 1, 2015, and recorded in the Worcester District Registry of Deeds in Plan

Book 919 Plan 96, which parcel is further bounded and described as follows:

BEGINNING at a point on the northeasterly side of Old Saw Mill Road. Said point being the northwesterly corner of the parcel herein conveyed;

Thence N. 65° 10' 19" E.	A distance of 73.70 feet to point at a drill hole in a field stone bound;
Thence N. 20° 59' 52" E.	A distance of 48.40 feet to a point;
Thence S. 39° 31' 08" E.	A distance of 42.86 feet to a point;
Thence S. 69° 51' 53" W.	A distance of 60.00 feet to a point;
Thence S. 38° 39' 58" E.	A distance of 15.00 feet to a point;
Thence S. 74° 59' 58" W.	A distance of 65.00 feet to a point ;
Thence N. 16° 00' 13" W.	A distance of 6.37 feet to the point of origin.

Returned to:
Eric T. Torey
45 Hartford Ave. W.
Mendon, MA 01576

property address: Saw Mill Road, Mendon, MA

Parcel A contains 1761 square feet of land more or less according to said plan of land.

Being a portion of the premise described in a deed dated February 20, 2015 and recorded with Worcester District Registry of Deeds in Book 53397 Page 93.

We, Peter G. Coffin and Julie A. Coffin do hereby release all our homestead rights in and to the parcel herein conveyed and further do under oath depose and say no other non-titled owners exist to claim the benefit of an estate of homestead to the property conveyed in this deed .

No title examination was performed by the preparer of this deed.

Witness our hands and seals this 12th day of May, 2016.

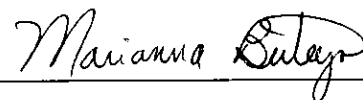

Peter G. Coffin


Julie A. Coffin

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 12th day of May, 2016, before me the undersigned notary public, personally appeared Peter B. Coffin proved to me through satisfactory evidence of identification which was ☒ photographic identification with signature issued by a federal or state governmental agency, ☐ oath or affirmation of a credible witness, ☐ personal knowledge of the undersigned, to be the person who signed the preceding or attached document in my presence, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of (his) (her) knowledge and belief.



Notary Public

Notary Seal

