



2020 00136069

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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^{ths}**;

grant to **DONNA R. COTE** and **JESSICA E. SMITH** of 16 Hartford Avenue West, Mendon, Worcester County, Massachusetts, as joint tenants;

with ***QUITCLAIM COVENANTS***

A certain tract of land situated on the southerly side of Hartford Avenue, a Worcester County Highway, in said Mendon, Worcester County, Massachusetts, bounded and described as follows:

Beginning at a point of the southerly line of said Avenue at the northwest corner of land of Willard P. Mathewson et ux, and proceeding south 21° 53' West by said land of Mathewson, 235.0 feet, to land now or formerly of Samuel W. Wood Estate;

Thence North 41° 02' west by land of said Wood Estate, 152.30 feet to other land now or formerly of Lucy A. Mathewson and James A. Mathewson;

Thence North 21° 53' east by said other land of Mathewson et ux, 165.56 feet to the southerly line of said Avenue;

Thence South 68° 07' east by the southerly line of said Avenue, 135.62 feet to the point of beginning.

Containing 27,160 square feet, more or less.

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.

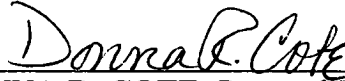
NO TITLE SEARCH WAS PERFORMED IN CONNECTION WITH THIS CONVEYANCE

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

LOCUS: 16 Hartford Avenue West, Mendon, MA

For Grantor's title see deed of Janyce-Ann Mathewson, Guardian of Clifford Mathewson to Janyce-Ann Mathewson, individually, dated January 15, 1998 and recorded with Worcester Registry of Deeds at Book 19525, Page 14.

WITNESS my hand and seal this 28th day of October, 2020.



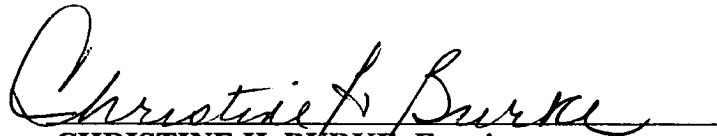
DONNA R. COTE, Personal Representative of the Estate of Janyce-Ann Mathewson

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS.

October 28, 2020

On this 28th 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.



CHRISTINE H. BURKE, Esquire

Notary Public

My Commission Expires:

January 22, 2021



CHRISTINE H. BURKE, ESQ
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
January 22, 2021

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

ATTEST: WORC. Kathryn A. Toomey, Register