

# 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# 00160215  
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 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.

Property Address: 16 Hartford Ave West Mendon, Massachusetts

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 336.

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

Donna R. Cote  
Donna R. Cote

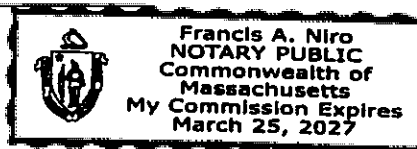
Jessica E. Smith  
Jessica E. Smith

**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:

