

Worcester South District Registry of Deeds Electronically Recorded Document

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Recording Information

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 MASSACHUSETTS EXCISE TAX
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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

I, **Douglas E. Coburn**, a married man of 146 Millville Street, Mendon, Worcester County, Commonwealth of Massachusetts

For consideration paid and in full consideration of less than ONE HUNDRED DOLLARS (\$100.00)

Grant to **Isis A. Coburn** of 17 Hartford Avenue, West, 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 the 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.

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

Property Address: 17 Hartford Avenue, West, Mendon

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.

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.

BEING the same premises as conveyed to Douglas E. Coburn by deed of Ethel J. Coburn dated May 9, 2005 and recorded with the Worcester District Registry of Deeds in Book 36288, Page 83.

Grantor states that neither he nor his spouse have any rights of homestead in the granted premises as it is not either of their primary residence.

WITNESS my hand and seal this 21st day of March 2022.

Douglas E. Coburn
Douglas E. Coburn

THE COMMONWEALTH OF MASSACHUSETTS

Worcester ss.

March 21, 2022

On this 21st day of March 2022, before me, the undersigned notary public, personally appeared, **Douglas E. Coburn** proved to me through satisfactory evidence of identification, which was photographic identifications, to be the persons whose name is signed on the preceding or attached document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief and he signed it voluntarily for its stated purpose.

Francis X. Small
Notary Public: Francis X. Small
My Commission Expires: May 22, 2026