

# Worcester South District Registry of Deeds Electronically Recorded Document

This is the first page of the document – Do not remove

---

## Recording Information

Document Number	: 100715
Document Type	: DEED
Recorded Date	: November 18, 2025
Recorded Time	: 03:36:29 PM
Recorded Book and Page	: 72845 / 371
Number of Pages(including cover sheet)	: 4
Receipt Number	: 1674545
Recording Fee (including excise)	: \$1,454.60

\*\*\*\*\*  
MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 11/18/2025 03:36 PM  
Ctrl# 275234 08029 Doc# 00100715  
Fee: \$1,299.60 Cons: \$285,000.00  
\*\*\*\*\*

Worcester South District Registry of Deeds  
Kathryn A. Toomey, Register  
90 Front St  
Worcester, MA 01608  
(508) 368-7000

### Massachusetts Quitclaim Deed

I, **ISIS A. COBURN**, married to Kevin Calitri, of Lincoln, Rhode Island

in consideration of Two Hundred Eighty-Five Thousand and 00/100 (\$285,000.00) Dollars

grant to **RFGM Investing LLC**, a limited liability company organized under the laws of the Commonwealth of Massachusetts with a mailing address of 165 Prescott Road, Whitinsville, MA 01588

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  
Matthewson;
- THENCE            northeasterly 93.27 feet by said Mathewson land to a stake;
- THENCE            northwesterly 95.97 feet by said Matthewson 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 recorded with the Worcester District Registry of Deeds in Book 2344, Page 178.

Property Address: 17Hartford Ave West Mendon, MA

There is excepted from said Tract One those premises are being described as Parcel 3 on a plan recorded in Worcester District Registry of Deeds in 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 with Worcester District Registry of Deeds in 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 now or formerly of Donald Coburn;

THENCE                N. 11° 40' 20" E., 93.27 feet by said Coburn land to an iron pipe;

THENCE                N. 71° 46' 40" W., 15.23 feet by said Coburn land to an iron pipe, at other land of grantor;

THENCE                S. 02° 24' 20" W., 96.23 feet by land now of formerly of Herbert Mathewson to an iron pipe at the northerly side of said Avenue; and

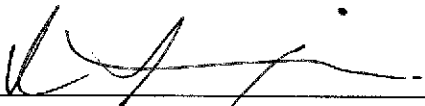
THENCE                S. 68° 06' 40" E. 1.37 feet by the northerly side of said Avenue to the place of beginning.

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

By executing this deed, Grantors hereby release any right, title or claim to any homestead rights in the premises and certifies there are no other persons entitled to homestead rights in the premises.

Meaning and intending to convey the same premises deeded to me by Deed dated March 21, 2022 and recorded with the Worcester South Registry of Deeds at Book 67303, Page 145.

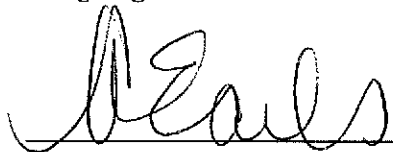
WITNESS MY HAND AND SEAL THIS 14<sup>TH</sup> DAY OF NOVEMBER, 2025.

  
\_\_\_\_\_  
Isis A. Coburn

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 14<sup>th</sup> day of November, 2025, before me, the undersigned notary public, personally appeared Isis A. Coburn, the above-named persons who proved to me through satisfactory evidence of identification being a Massachusetts Driver's license, to be the person whose name is signed on this document, and acknowledged to me that she signed it voluntarily for its stated purpose and that the foregoing instrument is her free act and deed.

  
\_\_\_\_\_  
Notary Public:  
My Commission Expires:



**AMBER J. EARLS**  
**Notary Public**  
Commonwealth of Massachusetts  
My Commission Expires  
May 31, 2030

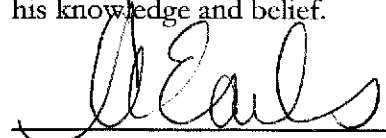
WITNESS MY HAND AND SEAL THIS 14<sup>TH</sup> DAY OF NOVEMBER, 2025 THE UNDERSIGNED JOINS IN THIS DEED FOR THE SOLE PURPOSE OF RELEASING ANY EXISTING HOMESTEAD RIGHTS HE MAY HAVE IN THIS PROPERTY.

  
\_\_\_\_\_  
Kevin Calitri

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 14<sup>th</sup> day of November, 2025, before me, the undersigned notary public, personally appeared Kevin Calitri, the above-named persons who proved to me through satisfactory evidence of identification being a Massachusetts Driver's license, to be the person whose name is signed on this document, and acknowledged to me that he 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 his knowledge and belief.

  
\_\_\_\_\_  
Notary Public:  
My Commission Expires:



**AMBER J. EARLS**  
**Notary Public**  
Commonwealth of Massachusetts  
My Commission Expires  
May 31, 2030